



GRASSROOTS
REALTY GROUP

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**37 Bow Ridge Drive
Cochrane, Alberta**

MLS # A2232215



\$660,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,894 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry		

Inclusions:	N/A
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Welcome to This Beautifully Updated 5-bedroom Home, Filled with Natural Light and Designed for Comfort & Style. Recently Upgraded with a Brand-New Roof, this Home Offers Peace of Mind and Long-Term Value. Step Inside to Discover a Well-Thought-Out Floor Plan Featuring Expansive Living Areas—Perfect for Family Gatherings and Entertaining. The Modern Kitchen Boasts Sleek Finishes, Ample Storage, and Flows Seamlessly into the Dining and Living Spaces for Effortless Hosting. Upstairs, the Primary Suite Provides a Private Retreat with a Luxurious Ensuite Bathroom. Two Additional Bedrooms, a Full Bathroom, and a Versatile Bonus Room Offer Flexible Options for a Growing Family, Home Office, or Playroom. The Fully Finished Basement Adds Even More Living Space, Featuring Two Additional Bedrooms, a Spacious Rec Room, and a 4-Piece Bathroom—Ideal for Guests, Teens, or as a Secondary Living Area. Step Outside to Your Backyard Oasis, Perfect for Relaxing, Playing, or Enjoying Summer BBQs. This is the Perfect Home for Those Seeking Space, Comfort, and Modern Upgrades—Don't Miss Your Chance to Make it Yours!