



**GRASSROOTS**  
REALTY GROUP

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**40 Bow Ridge Drive  
Cochrane, Alberta**

**MLS # A2239953**



**\$647,000**

<b>Division:</b>	Bow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,068 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge in lower level, microwave in lower level, shed, hot tub, firepit, gas BBQ

Welcome to this 4 bed 4 bath FAMILY HOME with Incredible VIEWS of Cochrane! Walking up to the front door have a seat on the inviting FRONT PORCH. Enjoy the beautiful landscaping and privacy created by the Trees in front. Inside on the main floor is a convenient spacious Den, 1/2 bath and laundry / mud room off the Double Garage entrance. Continue into the main living area of the Home with VIEWS of Cochrane from every window! Kitchen comes complete with a pantry, pot drawers and wonderful cooking area with a Convection Microwave for those days you don't want to heat up the oven! Dining area is surrounded by windows and entrance to the upper balcony. Sip your morning coffee, BBQ, or just enjoy the day reading a good book! Back inside the living room welcomes in the view along with a gas fireplace and plenty of room for family gatherings or visiting with friends. Upstairs you'll find a great FAMILY space with the BONUS ROOM. Notice the Insulated, Black out blinds to block the summer rays! There are 3 bedrooms on the Upper Level along with a 4 piece main bath. The Master Bedroom comes with Walk in Closet and 4 piece en suite and those views! To the Lower WALK OUT level there is a family room, sliding doors to the lower patio and a kitchenette/ wet bar. Also a 3 piece bath and bedroom with walk in closet. At one time the owners daughter used this area as her own private living space. Come View this home today and live here Tomorrow!