



**GRASSROOTS**  
REALTY GROUP

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## 26 Bow Ridge Link Cochrane, Alberta

**MLS # A2266989**



# \$500,000

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bow Ridge                               |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 2,073 sq.ft.                            | <b>Age:</b>   | 2001 (24 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> | Few Trees, Rectangular Lot, Sloped Down |               |                   |

|                    |                                                                                    |                   |      |
|--------------------|------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home |                   |      |

**Inclusions:** N/A

First Viewing Time is Sunday November 9 (12-4PM).....This stunning 2-story walkout in Bow Ridge offers breathtaking easterly views and boasts over 2,900 square feet of living space. It includes 3+1 bedrooms, 3.5 baths, a front den, bonus room, and an open kitchen, dining, and living area. Blending character with functionality, the home has a charming front porch leading to an open-concept kitchen, living, and dining area offering incredible views throughout and a front den for privacy. Upstairs you have HUGE Bonus room, 4pc bath, 2 bedrooms and primary suite with a 4-piece ensuite and walk-in closet. The fully developed walkout has a bedroom, 3pc bath and large family room for family fun night. The finished Dbl garage 19' x 23' x 10' makes this home. This home is on the Bow Ridge wall. Please research for your own due diligence. Call for more information. Long Term tenants in place