



GRASSROOTS
REALTY GROUP

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5, 135 Bow Ridge Drive
Cochrane, Alberta

MLS # A2267778



\$424,900

Division:	Bow Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 125
LLD:	-
Zoning:	R-MX
Utilities:	-

Inclusions: N/A

Low condo fees of just \$125.00! Rare Opportunity in Cochrane – Spacious 4-Bedroom Condo with Attached Garage! Welcome to this extremely well-built and beautifully maintained condo in the heart of Cochrane. With three bedrooms upstairs and a fully developed lower level, this home offers space, style, and functionality for families, downsizers, or investors alike. The upper level features three generous bedrooms, including a spacious primary suite complete with a private 4-piece ensuite and a large walk-in closet. An additional full bathroom serves the other bedrooms, making it ideal for a growing family or hosting guests. The main floor boasts a bright and open layout, perfect for modern living. The kitchen, dining, and living areas flow seamlessly together, featuring luxury vinyl plank flooring, knockdown ceilings, and plenty of natural light. The kitchen opens onto a deck—perfect for summer BBQs and enjoying the beautifully kept backyard. You’ll also appreciate the main floor laundry with a full-size washer and dryer, a convenient half-bath, and access to the single attached garage with extra storage space. Downstairs, you’ll find a large family or recreation room plus an oversized bedroom, offering tons of flexibility for guests, teens, or a home office. The hot water tank was replaced just over a year ago, giving you peace of mind. These units rarely come to market—don’t miss your chance to own a well-appointed, move-in-ready home in one of Cochrane’s most desirable condo communities! Easy access to bike/ walking paths.