



GRASSROOTS
REALTY GROUP

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**144 Bow Ridge Drive
Cochrane, Alberta**

MLS # A2272332



\$589,900

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,937 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Storage, Track Lighting		

Inclusions: NA

PRICE REDUCED! Imagine driving home to your one little piece of tranquility in the middle of the Foothills of the Rockies. Imagine a place just minutes from the Bow River. …yet close to shopping, schools, parks, hiking…and nature… Welcome…..home….. This 2 story, 4 Bedroom walkout has just what the family needs. SPACE…3 ample sized bedrooms upstairs WITH VIEWS! 2 Full Bathrooms including an ensuite! And a Bonus room, for the families late night impromptu gatherings, nestled beside 1 of the homes 3 gas FIREPLACES. The main floor starts with a large, BRIGHT, two story entryway. The kitchen boats a good sized ISLAND, loads of cabinets, lots of pot drawers, loads of counter top space for meal prepping of the Holiday Feast to come, and a walkin pantry of course. The dinning area has ample room for a large family. After dinner…the choice of where to enjoy that post meal glow is, perhaps a little weather dependent, heading out the door in front of you to the composite deck over looking your large back yard (where you’ve just encouraged/tossed the kids to play)…or the family room where we can cuddle up beside yet another gas FIREPLACE and listen to Uncle Bill’s latest escapades. Downstairs is yet another large living space. ANOTHER GAS FIREPLACE (yup…that’s 3). Another big BEDROOM. Another full bath. This all of course links to the walkout. The BIG BACKYARD starts in a nice private covered patio area. From there you can see all the backyard has to offer. It is large with plenty of room for sheds, trampolines, swings, play structures…..hot tub...… Even room to add apple and/or pair trees if that’s your thing. And space for a dog run. For the garage folk among us. It is fully DRYWALLED and INSULATED

boasting 220amp service, a GAS LINE, and separate door. Even the driveway can accommodate 4 more cars. If you want your own piece of calm…without living off grid…..this just may be the one. Come check this HOME out…and MAKE AN OFFER!