



**8, 122 Bow Ridge Crescent
Cochrane, Alberta**

MLS # A2278590



\$455,000

Division: Bow Ridge

Type: Residential/Four Plex

Style: 2 Storey

Size: 1,272 sq.ft. **Age:** 1999 (27 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.05 Acre

Lot Feat: Back Yard, Cul-De-Sac

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 300 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Open Floorplan, Pantry | | |
| Inclusions: | garage door remote(s) | | |

Discover this beautifully maintained and nicely updated, solidly built townhouse condo in the heart of Bow Ridge and surrounded by nature, kms of walking paths and access to parks, playgrounds and the Bow River and Jumping Pound Creek! This property offers the perfect blend of comfort, style, and functionality. The main floor welcomes you with a bright, open layout featuring a gas fireplace, knockdown ceilings, and plenty of natural light. The kitchen features wood countertops, eat up kitchen island, SS appliances and large pantry. The dining, and living spaces connect seamlessly and open up to a lovely deck—ideal for BBQs or relaxing and enjoying the mature trees and nature abound. You'll also find a powder room, and access to the double attached garage with your very own climbing wall and plenty of room for storage and vehicles. Upstairs are three spacious bedrooms, including a large primary suite complete with a beautifully updated 4-piece ensuite and generous closet. The recently renovated full bathroom serves the additional bedrooms, perfect for family or guests. The fully finished lower level adds even more living space with a big family or recreation room, home gym and lower level laundry—great for teens, guests, or a home office. With a new roof in 2020, new refrigerator, deck, weeping tile and exceptional maintenance throughout, this move-in-ready home stands out in one of Cochrane's most sought-after condo communities. Don't miss this rare opportunity!