



**132 Bow Ridge Drive
Cochrane, Alberta**

MLS # A2282061



\$459,000

Division:	Bow Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,311 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Flag Lot, Garden, No Neighbours Behind, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Welcome to this beautifully maintained 4-bedroom, 3-bathroom semi-detached home in the highly sought-after Bow Ridge community—now offered at an exceptional value of \$459,000 with NO CONDO FEES. Just steps from the natural beauty of Jumping pound Creek and surrounded by scenic walking paths, this home delivers the perfect balance of lifestyle, comfort, and affordability. A standout feature is the south-facing backyard, flooding the home with natural light throughout the day and creating a warm, inviting atmosphere. The sun-filled main living areas are enhanced by timeless hardwood flooring, offering both style and durability. Thoughtfully updated and truly move-in ready, this home provides peace of mind with key improvements already completed. The fully renovated basement (2019) expands your living space and enhances the versatile four-bedroom layout—ideal for families, guests, or a home office. Additional updates include a hot water tank replaced in February 2023, a furnace serviced and repaired in January 2024, and a washer and dryer updated in November 2025, ensuring modern convenience for the next owners. The attached double garage is a rare and highly desirable feature for a semi-detached home in this price range. Located in one of Cochrane’s most family-friendly communities, you’ll enjoy excellent schools, a fantastic sports complex, and a welcoming small-town feel, all just a short drive to the Rocky Mountains. At this price, this is an outstanding opportunity to own a spacious, updated home in a prime location with nature right outside your door—Cochrane’s Best Kept Secret!!