



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6 Bow Ridge Close Cochrane, Alberta

MLS # A2286346



\$640,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,739 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Landscaped, Pie Shaped Lot, Underground Sprinkler		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Floors: Laminate, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: N/A

OPEN HOUSE's Sunday February 15th (2-4PM) & Monday February 16 (11-2pm)….When OPPORTUNITY knocks…DOORS OPEN. Nestled on a quiet Cu-De-Sac in the family friendly community of Bow Ridge this home is prime for one’s vision to turn into their forever home. This 2-story, fully finished walk-out home is nestled on a quiet cul-de-sac and boasts a beautiful, oversized lot with VIEWS of Cochrane Big Hill out back and the Rocky Mountains out front. Enjoy over 2400 sq ft of living space with 4 bedrooms, 3.5 baths, and an open kitchen, living and dining area that leads to a balcony with scenic town views. The bonus room features a front balcony with striking mountain views. In-floor heating throughout all 3 levels, including the garage, driveway and walks…no more winter shovelling!!! Step outside to an amazing backyard complete with irrigation and enclosed back patio. Call today to view.