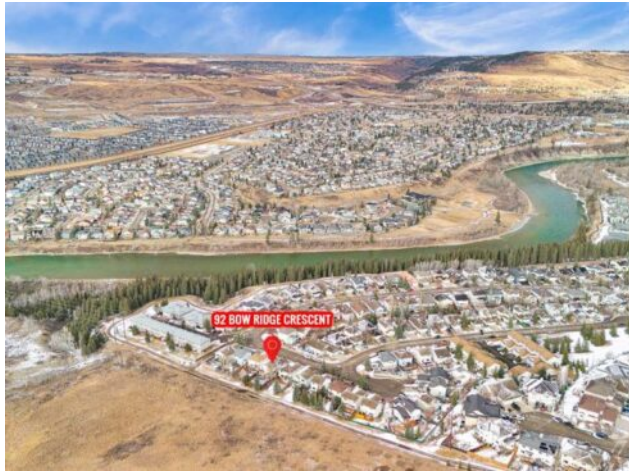




**92 Bow Ridge Crescent
Cochrane, Alberta**

MLS # A2299917



\$740,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Conservation, Dog Run		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	(R-LD)
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: none

4 BEDS ABOVE GRADE | NO NEIGHBOURS BEHIND | BACKS ONTO PATHWAY NETWORK | Are you looking for a move-in-ready family home that truly checks all the boxes? Welcome to 92 Bow Ridge Crescent. Tucked away on a private crescent and backing onto an environmental reserve and pathway network, this property offers privacy, functionality, and the kind of pride of ownership that brings peace of mind for years to come. With impressive curb appeal and a welcoming front porch with east exposure, this home is the perfect place to enjoy your morning coffee. Inside, the pride of ownership is immediately evident with upgraded hardwood flooring, slate tile, and a fresh repaint that gives the home a clean, modern feel. The front sitting room provides a great space to relax with family and friends, and could also function perfectly as a den or home office. A dedicated dining room offers the ideal setting for holidays, birthdays, and family gatherings. The kitchen is the heart of the home and this one does not disappoint. Featuring ample white cabinetry, stone countertops, a large island, stainless steel appliances, and a dedicated pantry, this space is both stylish and functional. It flows seamlessly into the breakfast nook and spacious main floor family room, complete with one of the home's two cozy gas fireplaces. Step outside to the sunny west-facing backyard where you will appreciate the expansive deck with wrought iron railings, a gas BBQ line, and exceptional privacy thanks to mature shrubs and trees along the perimeter. With no neighbours behind, this outdoor space is truly a standout. Upstairs, the layout is ideal for a growing family. The large primary suite features a private 4-piece ensuite with a skylight and a walk-in closet. Three additional bedrooms and a second 4-piece bathroom complete the upper level, offering plenty of room for kids,

guests, or a home office setup. The basement adds even more living space with 9-foot ceilings that create an open, expansive feel. The large rec room with wet bar is spacious enough to accommodate a pool table, and the second gas fireplace quickly makes the space warm and inviting. An additional flex room is currently being used as a home gym, and the updated full 4-piece bathroom adds extra convenience for guests or extended family. Mechanical updates include a recently replaced hot water tank and a recently serviced furnace. Located on Cochrane's extensive pathway system, this home makes it easy to enjoy the outdoor lifestyle the community is known for. Bow Ridge is a mature, sought-after neighbourhood with easy access to Calgary, making the commute just 20 minutes. Book your private showing today.