



**38 Bow Ridge Link
Cochrane, Alberta**

MLS # A2300318



\$549,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,079 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Sloped Down, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-26-4-W5
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Refridgerator in Basement

Welcome to this beautifully maintained 2000-built home in the sought-after community of Bow Ridge. Thoughtfully designed with an open-concept layout, this home offers the perfect blend of comfort and functionality for modern living. The stunning two-tone, farmhouse-style kitchen is a true showpiece - combining timeless charm with everyday practicality. The kitchen and dining area are perfectly positioned to capture beautiful views, creating an inviting space for both daily living and entertaining. The cozy fireplace adds warmth and character, while the spacious deck provides the perfect place to relax and enjoy breathtaking scenery - including front-row views of the town's New Year's fireworks. You'll appreciate the generously sized bedrooms, offering plenty of space for families or guests. The fully developed walk-out basement adds valuable living space and versatility, ideal for both everyday living and entertaining. This home is packed with thoughtful upgrades, including in-floor heating (also extended to the garage), a heated driveway and sidewalk for year-round convenience, and epoxy flooring in the garage completed just last year. A rare combination of comfort, quality, flexibility, and incredible views - This Bow Ridge gem is one you won't want to miss - call your favourite agent to book a showing today and start loving where you live.