



**44 Bow Ridge Drive  
Cochrane, Alberta**

**MLS # A2300438**



**\$724,900**

<b>Division:</b>	Bow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,956 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Back Lane, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** 2 hanging mirrors in bathrooms

Perched in one of Cochrane's most established and sought-after communities, this SHOW-STOPPING, FULLY MODERNIZED HOME delivers the perfect blend of style, function, and BREATHTAKING VIEWS of the Bow River Valley and townsite below. From the moment you step inside, you'll feel the impact of a home that has been completely transformed. Fresh paint, new vinyl plank flooring throughout, and sleek LED wafer lighting create a bright, contemporary atmosphere that carries through every level. The heart of the home—your beautifully updated kitchen—features newer high-end stainless steel appliances, a convenient walk-through pantry, and seamless flow into the living and dining spaces—perfect for both everyday living and entertaining. With 4 bedrooms and 3.5 bathrooms, this home offers a rare and highly flexible layout featuring TWO POTENTIAL PRIMARY SUITES—one upstairs and one on the fully developed walkout level. Whether you prefer your retreat on the upper level or tucked away for added privacy, this home adapts effortlessly to your lifestyle. The lower-level primary suite is a true standout—massive in size and designed as a private escape, complete with a walk-in closet, stylish frosted pocket doors, and a dedicated makeup area. It's the perfect sanctuary for unwinding at the end of the day. Step outside and take in the views from both levels—an EXTENDED NEW UPPER DECK and a huge walkout patio below, ideal for entertaining or simply soaking in the stunning surroundings. Every detail has been thoughtfully upgraded, including: \* Updated kitchen & bathrooms with refreshed lighting and new flooring \* New interior doors on the main and lower levels \* New electrical panel \* Thermal blinds throughout \* Built-in vacuum system \* Finished double attached garage \*

Bonus room with new ceiling fan and fresh paint \* Ample storage in the utility room. This is not just a home—it's a complete lifestyle upgrade in a mature location with incredible views, modern finishes, and a layout that offers rare versatility for families, guests, or multi-generational living. Homes like this don't come up often—this is your chance to own a true standout in Cochrane.