



**10 Bow Ridge Lane
Cochrane, Alberta**

MLS # A2303344



\$687,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,239 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Yard Drainage		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: none

OPEN HOUSE: Sunday April 26, 1-4. Welcome to this wonderful family home in the heart of Bow Ridge. Great living spaces include a large living room, country style kitchen, 3 bedrooms up with main and ensuite bathrooms. On the lower of this bilevel, there is a great family room with a fireplace and fully enclosed. There are 2 more bedrooms, a 4 piece bath and a flex room that could serve as a 6th bedroom or for any desired purpose: home gym, craft/hobby room, dance/art studio or a work-from-home dedicated office space. A huge laundry room could also serve as a multi-use room. This lower level enjoys the comfort of in-floor heat fired by a brand new boiler. All this protected by a new roof! Spacious, well-maintained and close-in in Bow Ridge - a great family home or for those wanting those extra spaces! A private backyard provides ample outdoor space for family or yard/gardening activities. Steps from a playground and playing field. Come check this one out!