



**GRASSROOTS**  
REALTY GROUP

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**13 Bow Ridge Drive  
Cochrane, Alberta**

**MLS # A2181793**



**\$634,000**

<b>Division:</b>	Bow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,953 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

This beautifully finished 3+2 bedroom home by Kingsmith Homes combines comfort and modern upgrades, featuring brand-new luxury vinyl plank flooring, plush carpet, fresh paint, and updated fixtures throughout. The open-concept main floor is perfect for entertaining, with a cozy gas fireplace, a walkthrough pantry leading to the main floor laundry, and a 2-piece bath. Upstairs, you'll find a spacious bonus room, two large bedrooms, a 4-piece bath, and a primary suite with a walk-in closet and luxurious 4-piece ensuite. The fully finished basement includes two bedrooms, a versatile family room, another 4-piece bath, and ample storage space. Enjoy year-round comfort with central air, a south-facing backyard with a deck, and a large attached garage with ceiling storage. This home has everything your family needs and more