



**8, 800 Bowcroft Place
Cochrane, Alberta**

MLS # A2195220



\$319,500

Division:	East End		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,093 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: NA

Discover Townhouse 8 at Bowcroft Place—perfectly situated in a small enclave of townhomes and backing onto the ravine in Cochrane’s East End. Here are 5 things we love about this home (and we’re sure you will too): 1. A FLOORPLAN MADE FOR REAL LIFE: As townhomes across Alberta trend smaller, Townhouse 8 is a breath of fresh air! With nearly 1,100 SqFt of above-grade living space, 3 bedrooms, 1.5 bathrooms, and a partially finished walkout basement, this is a full-size home! The main floor is thoughtfully designed with a spacious living room and a large picture window, while the eat-in kitchen offers ample workspace, storage, and stunning ravine views. Upstairs, the primary bedroom easily accommodates a full suite of furniture and boasts a large closet with scenic ravine views. Two additional well-sized bedrooms and an updated 4-piece bathroom complete the upper level. The walkout basement features a 2-piece bathroom, a large storage/utility room, and 500+ SqFt of potential living space to make your own. 2. YOUR PRIVATE BACKYARD: A rarity in the townhouse market—this fully fenced, west-facing backyard backs onto a gorgeous ravine. Whether you're enjoying your morning coffee, unwinding with a glass of wine, or hosting friends, this is the perfect outdoor retreat. Bonus: A private gate connects your yard to the scenic walking path. 3. AN UNBEATABLE SPOT IN THE COMPLEX: Surrounded by mature trees in the front and a private, west-facing backyard in the back, this home offers the best of both worlds—privacy and nature. 4. COMMUTING IS A BREEZE: Whether you're heading downtown or to the mountains, easy access to Highway 1A and Highway 22 makes commuting effortless. 5. COCHRANE’S BEST KEPT SECRET: Bowcroft Place is a hidden gem—a collection of 34

townhomes surrounded by ravines and rolling hills. Residents enjoy a peaceful, nature-filled setting while being just minutes from Highway 1A and Downtown Cochrane.