



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**37 Bow Ridge Drive
Cochrane, Alberta**

MLS # A2202145



\$673,900

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,894 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry		

Inclusions:	N/A
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OPEN HOUSE SATURDAY APRIL 5th 10am - 12pm! Bright & Spacious 5-Bedroom Home with Modern Updates! Welcome to this Beautifully Updated 5-bedroom Home, Offering an Abundance of Natural Light and a Warm, Inviting Atmosphere. Recently Upgraded with a Brand-New Roof, this Home Ensures Peace of Mind for Years to Come. Step Inside to Discover a Thoughtfully Designed Layout with Spacious Living Areas, Perfect for Family Gatherings and Entertaining. The Kitchen Boasts Modern Finishes, Ample Storage, and Seamless Flow into the Dining and Living Spaces. Upstairs, the Primary Suite Offers a Private Retreat, Complete With a Luxurious Ensuite. Two Additional Bedrooms, a Versatile Bonus Room, and a Full Bathroom Provide Plenty of Space for a Growing Family, Home Office, or Entertainment Area. The Fully Finished Basement Expands Your Living Space with Two Additional Bedrooms, a Large Rec Room, and a 4-Piece Bathroom—Perfect for Guests, Teens, or a Secondary Living Space. The Backyard is a True Oasis—Ideal for Relaxation, Play, or Summer BBQs.