



GRASSROOTS
REALTY GROUP

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**11 Bow Ridge Road
Cochrane, Alberta**

MLS # A2202876



\$699,900

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,210 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front, Re		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this stunning 2-storey home in Bow Ridge, Cochrane, offering over 3,216 sqft of developed living space designed for comfort and practicality. Step into a spacious foyer featuring vaulted ceilings and a stunning curved staircase, beautifully illuminated by natural light. The cool-toned interior creates an inviting atmosphere. The expansive eat-in kitchen is two-toned with quartz countertops, stainless-steel appliances, glass cabinets, recipe racks, a large island, and a corner pantry. Enjoy easy flow into the dining and living areas, perfect for seamless entertaining. The bright living room offers built-in bookcases, a cozy gas fireplace, and overlooks the backyard. The main floor also includes a spacious mud/laundry room and a tucked-away 2-piece bathroom for guests. Upstairs, you'll find a versatile bonus area and skylit office space. The primary suite features a private balcony, walk-in closet, and a beautiful 4-piece ensuite with a clawfoot soaking tub and separate shower. Two additional bedrooms with ample closets and a well-appointed 4-piece bathroom complete the upper level. The fully finished basement offers 9-ft ceilings, a large games room, a 4th bedroom, and a 2-piece bathroom—perfect for teens or guests. Charming architectural details throughout include elegant archways, niches for artwork, and plant ledges, enhancing the home's unique character. The tiered backyard boasts a stone retaining wall, green space for play, and a sunny deck ideal for relaxation or gatherings. The double attached garage with workshop space and additional driveway parking make life convenient. Enjoy peace of mind with a new hot water tank (2024), luxury vinyl plank flooring (2024), high-end Lennox furnace with climate control, and updated ensuite fixtures. Exceptionally located across from a park and

green space, with schools, shopping, and nature trails nearby. Don't miss out on this exceptional home.