



**GRASSROOTS**  
REALTY GROUP

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**149 Bow Ridge Crescent  
Cochrane, Alberta**

**MLS # A2210467**



**\$687,000**

<b>Division:</b>	Bow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,838 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Sloped Down, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Hot tub, Pool, Shed

Situated in the established community of Bow Ridge, 149 Bow Ridge Crescent offers space, comfort, and scenic views in one of Cochrane's most naturally beautiful settings. With 2,598 sq.ft. of total finished living space, this fully developed walkout home features 3 bedrooms, 3.5 bathrooms, and a layout that's as functional as it is inviting. The main level welcomes you with a bright, open-concept floor plan, featuring an upgraded kitchen with modern finishes and plenty of counter space, a spacious living area with large windows, and a dining space that opens onto the elevated back deck—perfect for morning coffee or evening dinners overlooking the town and valley beyond. A dedicated den on the main floor offers flexible space for a home office, reading room, or play area. Upstairs, you'll find three generously sized bedrooms, including a private primary retreat with a walk-in closet and ensuite bath, plus another full bathroom and a convenient upper-level laundry area. The fully finished walkout basement adds versatile space with a large entertainment area, a flexible room ideal for a home gym or guest room, and a full bathroom featuring a relaxing steam shower. The basement also includes in-floor heating, creating a warm and comfortable environment year-round. Step outside to a lower patio with a hot tub and a concrete pad setup—currently home to a pool—surrounded by established vegetation that offers privacy and character to the outdoor space. Additional features include a double front attached garage and a park directly across the street—ideal for families and those who love having green space just steps from home. Located just moments from Cochrane's scenic walking paths and a short drive to downtown amenities, this Bow Ridge home delivers the perfect blend of quiet

living and everyday convenience&mdash;ideal for families or anyone looking for extra space in a peaceful, well-connected neighborhood.