

# \$687,000 - 149 Bow Ridge Crescent, Cochrane

MLS® #A2210467

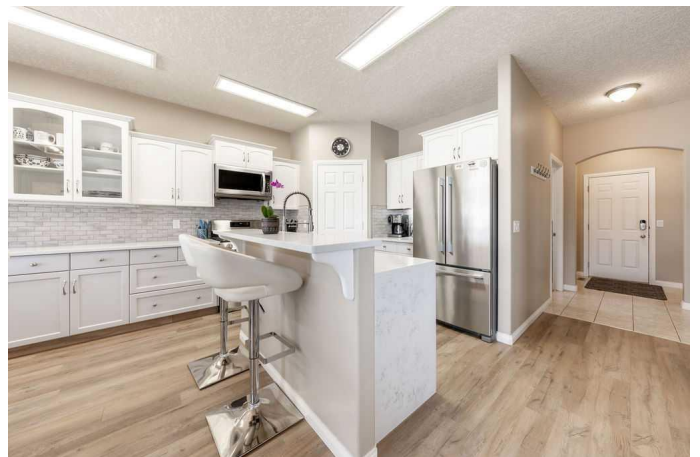
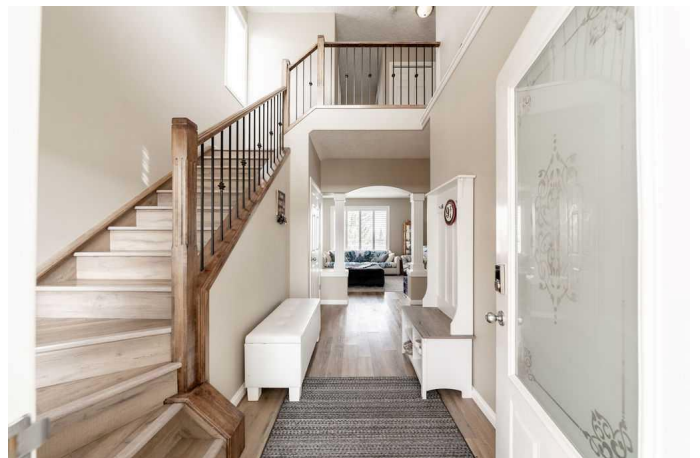
**\$687,000**

3 Bedroom, 4.00 Bathroom, 1,838 sqft  
Residential on 0.10 Acres

Bow Ridge, Cochrane, Alberta

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. 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. Located just steps 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—ideal for families or anyone looking for extra space in a peaceful, well-connected neighbourhood.

Built in 2001

### Essential Information

MLS® #	A2210467
Price	\$687,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	149 Bow Ridge Crescent
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1V2

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Walk-In Closet(s), Stone Counters

Appliances Dryer, Garage Control(s), Refrigerator, Washer, Oven

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Awning(s), Balcony

Lot Description Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Sloped Down, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 8

Zoning R-LD

### **Listing Details**

Listing Office CIR Realty

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