

## 52 Bow Ridge Crescent Cochrane, Alberta

MLS # A2234364



# \$925,000

<b>Division:</b>	Bow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,263 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<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>	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Storage Shed		

Welcome to 52 Bow Ridge Cres — a rare remarkable opportunity to own a spacious, beautifully maintained family home backing directly onto the tranquil Bow River in the scenic community of Bow Ridge, Cochrane. With a walkout basement, oversized deck, and the river valley just steps away, this six-bedroom, three-and-a-half-bathroom home offers over 3,300 sq ft of total developed living space designed for comfort, connection, and convenience. From the moment you arrive, you’ll notice the pride of ownership in the meticulously landscaped yard, including a handy backyard storage shed, and an elegant two-storey presence. Inside, you’re welcomed by gleaming hardwood floors and a thoughtful layout with both formal and casual living spaces. A charming bay window brightens the formal living and dining area—ideal for entertaining. The heart of the home is the open-concept kitchen and family room, where a gas fireplace anchors the space and a sunny eating nook opens onto the expansive deck with gas line for your BBQ. The kitchen features granite counters, a gas stove, corner pantry, and a central island, making it a functional and inviting place to gather. Also on the main level is a dedicated home office, a convenient 2-piece powder room, and a laundry area with direct access to the garage—perfect for busy households. Upstairs, four generously sized bedrooms provide exceptional space for a growing family. The serene primary suite offers a large walk-in closet and a luxurious 5-piece ensuite with a full-sized jetted tub, dual sinks, and a separate shower. A shared 3-piece bath with thoughtful layout serves the additional bedrooms. Downstairs, the walkout basement continues to impress with 9-foot ceilings, new carpet, a large recreation room/family room featuring a second gas fireplace, and two more

bedrooms. One bedroom has direct access to a stylish 4-piece bath with slate tile, while the other includes a walk-in closet. You'll also find plenty of storage space, ideal for seasonal items or hobbies. This home is packed with extras including central vacuum, granite countertops, and updated finishes that blend style with practicality. Step out to your private backyard oasis where the natural beauty of the Bow River is right outside your door—perfect for morning coffee, evening strolls, or watching the seasons change. Whether you're accommodating a large family, working from home, or simply seeking a peaceful retreat with exceptional outdoor access, this home offers it all. Enjoy the serenity of river living while staying close to Cochrane's shops, schools, and amenities. Homes like this, with this layout and location, are incredibly rare. Don't miss your chance to make it yours!