

**132 Bow Ridge Drive
Cochrane, Alberta**

MLS # A2282061

\$475,000



Division:	Bow Ridge	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,311 sq.ft.	Age: 2000 (26 yrs old)
Beds:	4	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.07 Acre	
Lot Feat:	Flag Lot, Garden, No Neighbours Behind, Treed	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Welcome to this beautifully maintained 4 bedroom, 3 bathroom Semi Detached in the highly sought-after Bow Ridge community, just steps from the natural beauty of Jumpingpound Creek and endless walking paths. One of the standout features of this home is the south-facing backyard, which floods the interior with natural light throughout the day and creates a bright, warm atmosphere. The main living spaces are bathed in sunshine and feature hardwood flooring, adding both elegance and durability to the home's overall feel. This property offers an excellent blend of space, comfort, and peace of mind, with major updates already completed. The fully renovated basement in 2019 adds valuable living space and enhances the functional four-bedroom layout, making it ideal for families, guests, or a home office. Important mechanical and structural upgrades include a professionally injected foundation completed in August 2022 and again in 2023, a hot water tank replaced in February 2023, and a furnace that was serviced and repaired in January 2024. The washer and dryer were updated in November 2025. The attached double garage is a rare and valuable feature for a semi detached in this area, while the location truly sets this home apart. Cochrane residents enjoy access to great schools, an amazing sports complex, and a strong family-friendly community, with the mountains just a short drive away. Scenic trails and pathways are right nearby, making it easy to step outside and quickly immerse yourself in nature. A move-in ready 4 bed, 3 bath home, one of Cochrane's Best value and Best Kept Secrets!!