

**104 Bow Ridge Crescent
Cochrane, Alberta**

MLS # A2285566

\$685,000



Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached, Garage Opener, Garage Control(s), Window Coverings, Hot Water Tank (2013), New Furnace (2013)

OPEN HOUSE SUNDAY 11AM-1PM Welcome to this beautifully updated family home featuring a functional layout and bright, OPEN-CONCEPT main floor, ideally positioned with NO REAR NEIGHBORS and backing onto protected reserve land—offering exceptional privacy and peaceful, unobstructed views. Thoughtful upgrades throughout include gorgeous hardwood flooring, granite countertops, a large kitchen island, stainless steel appliances, and crisp white cabinetry—creating a stylish and welcoming heart of the home. The dining area leads directly to your incredible backyard oasis. Step outside onto the expansive cedar deck perfect for entertaining or relaxing complete with a pergola and privacy shades that create a comfortable, shaded retreat on warm summer days. With no neighbors behind and serene reserve land as your backdrop, this outdoor space is truly something special. Central air conditioning keeps the home cool and comfortable all season long. A custom-built office and pantry combination by California Closets adds both convenience and smart organization to the main level. Upstairs, retreat to the expansive primary bedroom showcasing stunning views of the pasture land. The spacious ensuite features a large soaker tub, separate shower, and WALK-IN CLOSET. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement expands your living space with a generous family room, fourth bedroom, and a full bathroom featuring laundry and an elegantly tiled shower. This MOVE-IN-READY home offers space, style, and a serene setting perfect for modern family living.