

### 6 Bow Ridge Close Cochrane, Alberta

MLS # A2286346

## \$640,000



<b>Division:</b>	Bow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,739 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping, Landscaped, Pie Shaped Lot, Underground Sprinkler		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE Sunday February 15th (2-4PM)&hellip;.When OPPORTUNITY knocks&hellip;DOORS OPEN. Nestled on a quiet Cu-De-Sac in the family friendly community of Bow Ridge this home is prime for one&rsquo;s vision to turn into their forever home. This 2-story, fully finished walk-out home is nestled on a quiet cul-de-sac and boasts a beautiful, oversized lot with VIEWS of Cochrane Big Hill out back and the Rocky Mountains out front. Enjoy over 2400 sq ft of living space with 4 bedrooms, 3.5 baths, and an open kitchen, living and dining area that leads to a balcony with scenic town views. The bonus room features a front balcony with striking mountain views. In-floor heating throughout all 3 levels, including the garage, driveway and walks&hellip;no more winter shovelling!!! Step outside to an amazing backyard complete with irrigation and enclosed back patio. Call today to view.