

**6 Bow Ridge Close
Cochrane, Alberta**

MLS # A2286346

\$640,000



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

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	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)…When OPPORTUNITY knocks…DOORs OPEN. Nestled on a quiet Cul-De-Sac in the family friendly community of Bow Ridge this home is prime for one'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…no more winter shovelling!!! Step outside to an amazing backyard complete with irrigation and enclosed back patio. Call today to view.