

# \$1,150,000 - 22 Bow Ridge Crescent, Cochrane

MLS® #A2216455

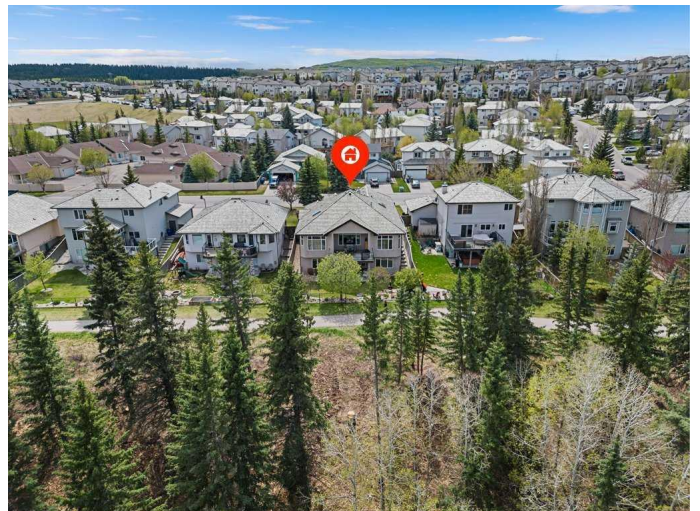
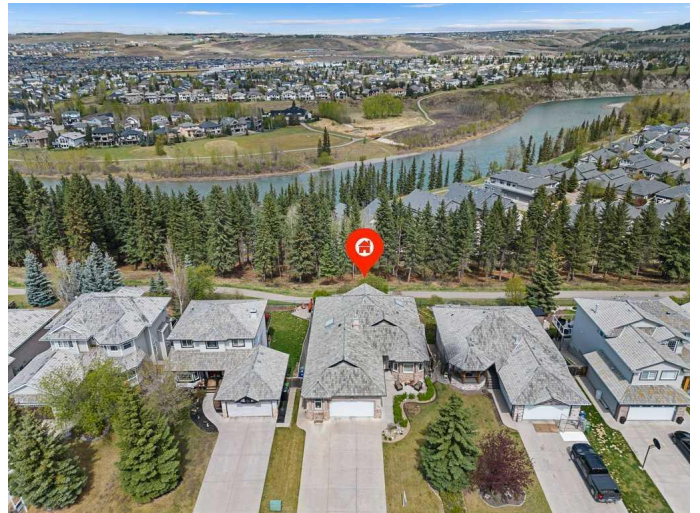
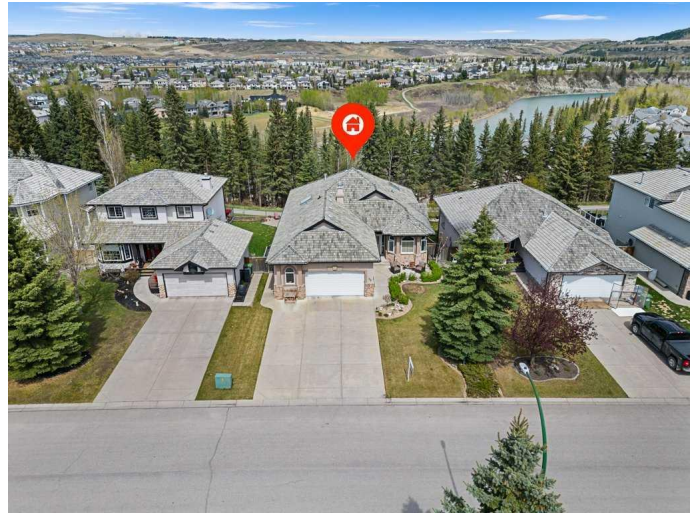
**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 1,727 sqft

Residential on 0.14 Acres

Bow Ridge, Cochrane, Alberta

Would you love to walk the RIVER PATHWAYS from your own back gate, or feel SURROUNDED BY NATURE on your own back patio? Have you been patiently waiting for a BEAUTIFUL WALKOUT BUNGALOW in a PRIME LOCATION? Well, wait no longer! Come see 22 Bow Ridge Crescent, perched HIGH ABOVE the Bow River and exuding timeless elegance! Great CURB APPEAL! Pull into the OVERSIZED AND HEATED garage (over 29'x25'). Garage features include: EPOXY flooring, FLOOR HEAT (IN-SLAB!), and HIGH CEILINGS so you can ADD A LIFT for your summer car! Walk up to the front door and notice stone ledges below curved-topped windows – brilliant! The front entry has dual sidelights, a tile inlay, an office to your immediate right and a coat closet which is accessible from both the front and garage entries. The main level boasts a high ceiling, huge windows and upgrades galore! In the office you will find your perfect workspace or library with custom built-ins that perfectly suit the space! In the dining room, you will discover a perfect hutch space with another curve-topped window above, and room to entertain in style! Now to the kitchen. Wow! So much natural light, so much natural stone, plus so much quality and thoughtfulness in the design! Double Bosch wall ovens, 42" wide built-in KitchenAid fridge, amazing gas cooktop, separate veggie sink and prep counter, extended cabinets the full length of the side wall, display cabinets



and wine holders, and tile mosaic above the cooktop! There's a corner pantry and large island plus pot lights placed perfectly in the coffered ceiling! This home has coffered ceilings everywhere! In the office, in the dining room, in the living room and surrounding the skylights in both the kitchen and ensuite bathroom! Nine-inch baseboards on both the main and lower levels. Walnut hardwood flooring and classic solid walnut cabinetry throughout the home. The living room has a beautiful fireplace with river rock (fitting for the location) running to the ceiling, and interior wall openings for passage of natural lighting! The primary bedroom is spacious, with a large walk-in closet and your evening retreat- the ensuite bathroom- with its cozy corner tub, enclosed steam shower, and octagonal obscure window for light and privacy! Head downstairs (check out the curved staircase treads)! Amazingly, the lower walkout level is larger than the main, with 2160 square feet of finished space down. It extends below the garage for a perfect media room location! The floor is polished concrete and with slab heat, it is cozy on the feet all year round! Basement floor plan offers two-piece bath, a rec room with fireplace, wet bar (and pool table), exercise room, theater room (with media equipment), full-sized laundry room, cool storage room, plus 2 bedrooms (each with walk-in) and a Jack & Jill bathroom. Fantastic landscaping complete with inground sprinklers. Absolutely gorgeous home in an equally special location. Book your showing today!

Built in 2001

## Essential Information

MLS® #	A2216455
Price	\$1,150,000
Bedrooms	4

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,727
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	22 Bow Ridge Crescent
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Skylight(s), Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Bidet, WaterSense Fixture(s)
Appliances	Built-In Oven, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks

### Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Wood
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	5
Zoning	R-LD

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.