

# \$672,500 - 149 Bow Ridge Crescent, Cochrane

MLS® #A2219540

**\$672,500**

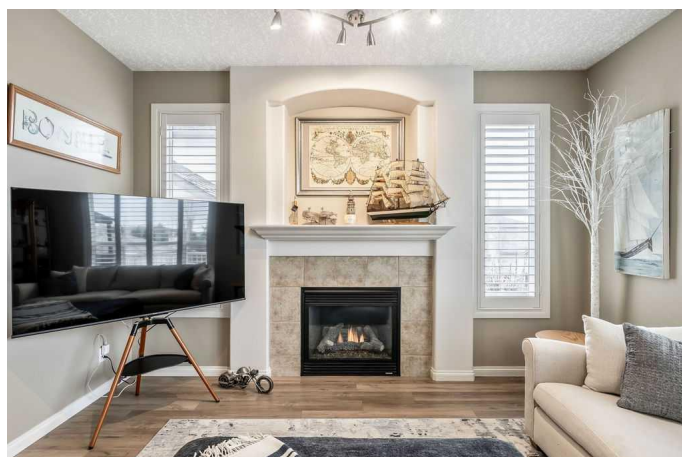
4 Bedroom, 4.00 Bathroom, 1,838 sqft  
Residential on 0.10 Acres

Bow Ridge, Cochrane, Alberta

Situated in the established community of Bow Ridge, 149 Bow Ridge Crescent offers space, comfort, and scenic views in one of Cochrane's most naturally beautiful settings. With 2,598 sq.ft. of total finished living space, this fully developed walkout home features 4 bedrooms, 3.5 bathrooms, and a layout that's both versatile and welcoming. The main level opens with a bright, open-concept design that includes an upgraded kitchen with modern finishes, a spacious living area with large windows, and a dining space that leads to an elevated deck—perfect for enjoying panoramic views of Cochrane and the valley beyond. A bedroom on the main floor provides excellent flexibility for guests, a home office, or multi-generational living.

Upstairs, you'll find three generously sized bedrooms, including a private primary retreat with a walk-in closet and ensuite bath, plus another full bathroom and a convenient upper-level laundry area. The fully finished walkout basement offers additional living space with a large entertainment area, a flexible room ideal for a gym or hobby space, and a full bathroom featuring a relaxing steam shower. The basement also features in-floor heating for year-round comfort.

The backyard is a standout feature of this property, designed for easy living and minimal upkeep. The lower walkout level includes a



concrete patio, a hot tub, and a maintenance-free yard complete with artificial turfâ€”perfect for relaxing or entertaining without the hassle of ongoing yardwork. Whether youâ€™re enjoying the sun or hosting friends, the space is private, practical, and ready to use.

Additional highlights include a double front attached garage and a park located directly across the streetâ€”ideal for families or anyone who appreciates walkable green space. With access to nearby walking paths and just a short drive to Cochraneâ€™s downtown amenities, this Bow Ridge home offers a rare combination of space, function, and low-maintenance living in a scenic and family-friendly community.

Built in 2001

**Essential Information**

MLS® #	A2219540
Price	\$672,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	149 Bow Ridge Crescent
Subdivision	Bow Ridge
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 1V2

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Walk-In Closet(s), Stone Counters
Appliances	Dryer, Garage Control(s), Oven, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Awning(s), Balcony
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Views, Sloped Down
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	28
Zoning	R-LD

### Listing Details

Listing Office	CIR 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.