

# \$679,000 - 149 Bow Ridge Crescent, Cochrane

MLS® #A2215113

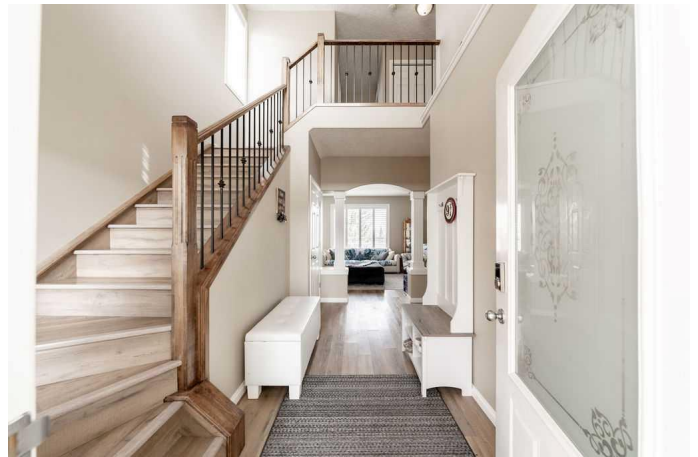
**\$679,000**

3 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 3 bedrooms, 3.5 bathrooms, and a layout that's as functional as it is inviting. The main level welcomes you with a bright, open-concept floor plan, featuring an upgraded kitchen with modern finishes and plenty of counter space, a spacious living area with large windows, and a dining space that opens onto the elevated back deck—perfect for morning coffee or evening dinners overlooking the town and valley beyond. A dedicated den on the main floor offers flexible space for a home office, reading room, or play area.

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 adds versatile space with a large entertainment area, a flexible room ideal for a home gym or guest room, and a full bathroom featuring a relaxing steam shower. The basement also includes in-floor heating, creating a warm and comfortable environment year-round. Step outside to a lower patio with a hot tub and a concrete pad setup—currently home to a pool—surrounded by established



vegetation that offers privacy and character to the outdoor space.

Additional features include a double front attached garage and a park directly across the streetâ€”ideal for families and those who love having green space just steps from home. Located just moments from Cochraneâ€™s scenic walking paths and a short drive to downtown amenities, this Bow Ridge home delivers the perfect blend of quiet living and everyday convenienceâ€”ideal for families or anyone looking for extra space in a peaceful, well-connected neighborhood.

Built in 2001

**Essential Information**

MLS® #	A2215113
Price	\$679,000
Bedrooms	3
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	High Ceilings, Pantry, Walk-In Closet(s), Ceiling Fan(s), Stone Counters, Double Vanity
Appliances	Dryer, Garage Control(s), Refrigerator, Washer, Oven
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, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	11
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.