

**56 Bow Ridge Drive  
Cochrane, Alberta**

**MLS # A2294034**



**\$679,000**

<b>Division:</b>	Bow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,288 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		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<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>	Double Vanity, French Door, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to a home that truly delivers on every level—where thoughtful design meets breathtaking views of the Town and beyond. From the moment you step inside, you’ll feel the difference. The layout flows effortlessly, offering both openness and defined spaces that just make sense for everyday living and entertaining. The heart of the home is a stunning, light-filled living area anchored by a two-sided corner fireplace and grand windows that stretch nearly to the floor, capturing the surrounding views. The kitchen is equally impressive, showcasing feature cabinetry with glass panel doors, a built-in wine rack, pot lights, upgraded stainless steel appliances, and a spacious eat-up breakfast bar. A walk-through pantry adds both function and convenience. Enjoy your morning coffee in the dining area with panoramic views, or step out onto the elevated deck for an even better vantage point. A main floor den with double French doors creates the perfect private office, home gym, or flex space. Upstairs, all bedrooms are generously sized, including a luxurious primary retreat featuring a spa-inspired 5-piece ensuite with double vanities, makeup counter, corner jetted soaker tub, separate shower, and walk-in closet. A full 4-piece bath and an oversized upper laundry room—complete with cabinets, sink, and hanging space—add everyday ease. The fully finished walkout basement is a showstopper complete with wall speakers, a massive rec room, 4th bedroom, 3-piece bath, and access to a beautifully finished patio with etched and stamped concrete. Additional highlights include on-demand hot water by Rinnai, high-end berber carpet, 9’ ceilings, neutral designer tones, upgraded fixtures, wrought iron railings, rounded corners, feature archways, and a deep garage with space for a crew cab truck plus a side man door. This is more

than a home&mdash;it&rsquo;s the lifestyle you&rsquo;ve been waiting for.