

# \$634,980 - 4, 220 Bow Ridge Court, Cochrane

MLS® #A2231330

**\$634,980**

4 Bedroom, 3.00 Bathroom, 1,338 sqft  
Residential on 0.15 Acres

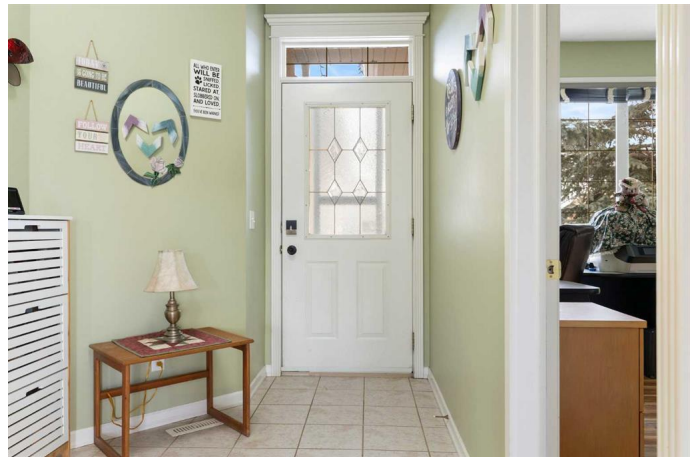
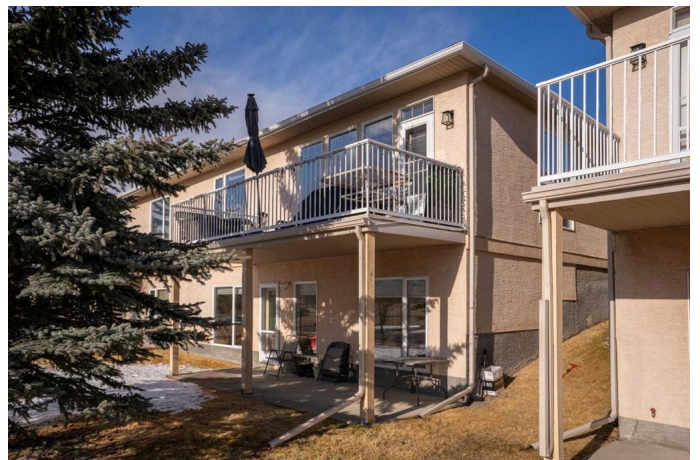
Bow Ridge, Cochrane, Alberta

Located in the established community of Bow Ridge, this rare bungalow-style walkout villa offers low-maintenance living with thoughtful updates throughout. Bungalows of any type are hard to come by in Cochrane and are highly sought-after for their versatility and accessibility. This home backs onto green space in a quiet cul-de-sac and is only attached on one side for added privacy. (Please note there is no age restriction for this complex.)

The layout supports true single-level living, with everything you need on the main floor – including the primary bedroom, walkthrough ensuite with skylight, main floor laundry, and a second bedroom and full bathroom for guests or a home office.

In total, the home features four bedrooms and three full bathrooms, with a fully finished walkout basement that includes two additional bedrooms, a third bathroom, a large rec space, and a second gas fireplace. The basement is also roughed-in for in-floor heating.

Additional highlights include high ceilings, luxury vinyl plank flooring throughout (carpet only on stairs), newer appliances, a newer furnace and hot water tank, and no Poly-B plumbing. The double attached garage offers plenty of storage, and there's just one step from the front entry into the home for easy access.



The well-managed complex has no age restrictions, and the condo fee covers common area maintenance, snow removal, and reserve fund contributionsâ€”providing residents with peace of mind and an easier day-to-day lifestyle. You'll enjoy convenient access to the town centre as well as the TransCanada Highway for commuting to Calgary or weekend trips to the mountains.

Built in 1998

### Essential Information

MLS® #	A2231330
Price	\$634,980
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,338
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### Community Information

Address	4, 220 Bow Ridge Court
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Other

Lot Description Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, See Remarks, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 15th, 2025

Days on Market 9

Zoning R-MX

## Listing Details

Listing Office Royal LePage Benchmark

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