

# \$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

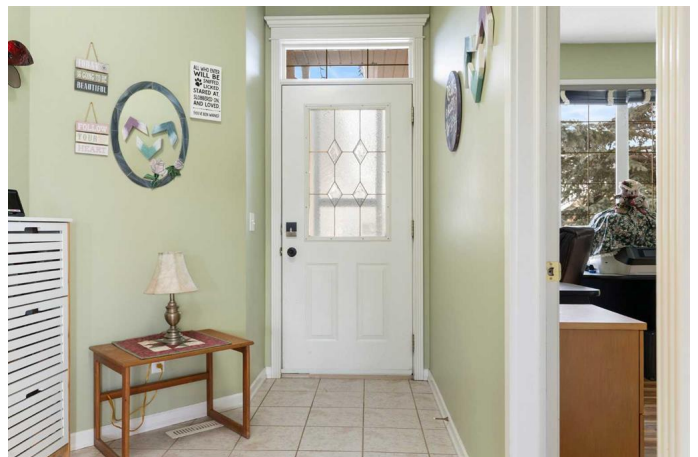
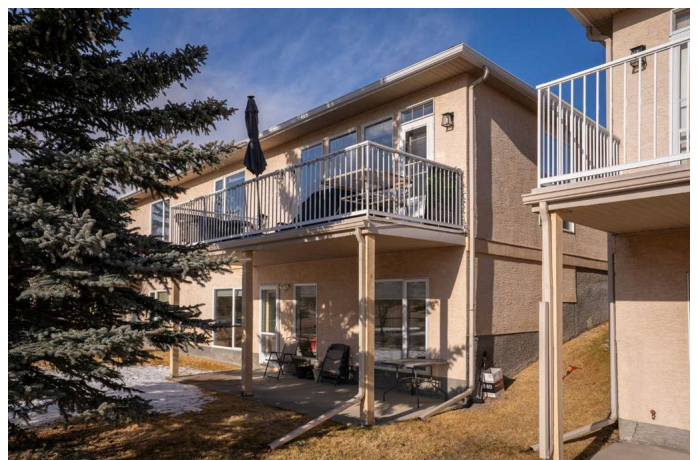
Bow Ridge, Cochrane, Alberta

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 contributions—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

Zoning R-MX

## Listing Details

Listing Office Royal LePage Benchmark

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