

\$1,090,000 - 230 Bow Ridge Court, Cochrane

MLS® #A2234195

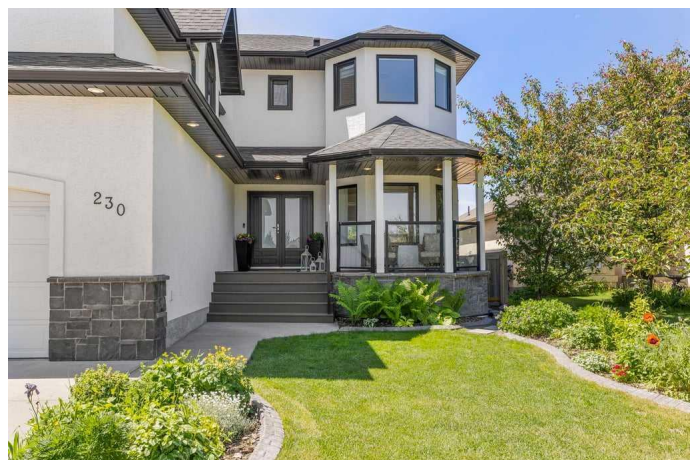
\$1,090,000

5 Bedroom, 4.00 Bathroom, 2,752 sqft

Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

This fully renovated walkout home in a quiet Cochrane cul-de-sac backs directly onto green space with gated access to the community sports field. Surrounded by lush landscaping, gardens, and curb-edged pathways, the 5-bedroom, 3.5-bathroom home offers nearly 4,000 sq ft of thoughtfully upgraded living space—including a fully finished basement designed for versatile indoor-outdoor living. The main floor blends warmth and function, centred around a striking double-sided stone fireplace linking the living and dining areas. The chef-inspired kitchen (2018) features granite counters, a 48” built-in KitchenAid fridge/freezer with ice and water, dual 30” Dacor wall ovens, a 36” Dacor gas cooktop, Bosch ultra-quiet dishwasher, Vent-A-Hood range, and a Panasonic Prestige microwave. Timeless cabinetry, under-cabinet lighting, and stylish finishes complete the space. Off the entry are two bright offices—perfect for remote work or creative pursuits. One was professionally customized in 2021 with built-in cabinetry and a quartz desk. Rich hardwood floors, large windows, and triple-pane exterior doors (2023) add to the home’s inviting feel. A front porch and powder room near the garage entry offer additional convenience. Upstairs, a vaulted bonus room creates a flexible family zone. The spacious primary suite includes a custom walk-in closet (2018) and a fully renovated ensuite with quartz double vanity, tiled shower, soaker tub, and heated floors. Two additional bedrooms share



another beautifully updated full bath.
The walkout basement adds in-floor heating, two more bedrooms, a full bathroom, and a kitchenette with under-counter fridge and built-in microwave. Step into the glass-enclosed sunroom (2019) through a 13' sliding door—perfect for morning coffee or quiet evenings overlooking the yard.
Additional Features & Upgrades:
Roof replaced (2021)
Large triple pane windows and new exterior doors (2023), custom blinds & drapes throughout.
Two high-efficiency Lennox furnaces with built-in dehumidifiers (2018)
Two Comfort Aire 2.5-ton A/C units (2023)
NTI condensing boiler & timed hot water recirculation (2018)
Oversized insulated garage with 50,000 BTU Big Maxx heater.
Widened driveway & rear gate walkway (2020)
Curb-Ease concrete edging (2023) around yard.
Keter Artisan 7x7 resin shed (2022)
Whole-home speaker system with outdoor zones,
Kenmore Elite washer/dryer with steam.
Located steps from parks, pathways, and everyday amenities, this home combines high-end finishes with peace-of-mind upgrades—offering truly move-in-ready living in one of Cochrane’s most established communities.

Built in 1999

Essential Information

MLS® #	A2234195
Price	\$1,090,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,752
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	230 Bow Ridge Court
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Built-in Features, Soaking Tub, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Double Oven, Garburator
Heating	Boiler, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Double Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Garden
-------------------	---------------------------

Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, No Neighbours Behind, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	85
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.