

# \$424,900 - 5, 135 Bow Ridge Drive, Cochrane

MLS® #A2267778

**\$424,900**

4 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.07 Acres

Bow Ridge, Cochrane, Alberta

Low condo fees of just \$125.00! Rare Opportunity in Cochrane – Spacious 4-Bedroom Condo with Attached Garage!

Welcome to this extremely well-built and beautifully maintained condo in the heart of Cochrane. With three bedrooms upstairs and a fully developed lower level, this home offers space, style, and functionality for families, downsizers, or investors alike.

The upper level features three generous bedrooms, including a spacious primary suite complete with a private 4-piece ensuite and a large walk-in closet. An additional full bathroom serves the other bedrooms, making it ideal for a growing family or hosting guests.

The main floor boasts a bright and open layout, perfect for modern living. The kitchen, dining, and living areas flow seamlessly together, featuring luxury vinyl plank flooring, knockdown ceilings, and plenty of natural light. The kitchen opens onto a deck—perfect for summer BBQs and enjoying the beautifully kept backyard. You’ll also appreciate the main floor laundry with a full-size washer and dryer, a convenient half-bath, and access to the single attached garage with extra storage space.

Downstairs, you’ll find a large family or recreation room plus an oversized bedroom, offering tons of flexibility for guests, teens, or a



home office. The hot water tank was replaced just over a year ago, giving you peace of mind.

These units rarely come to market—don't miss your chance to own a well-appointed, move-in-ready home in one of Cochrane's most desirable condo communities! Easy access to bike/ walking paths.

Built in 2000

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2267778      |
| Price          | \$424,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,321         |
| Acres          | 0.07          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5, 135 Bow Ridge Drive |
| Subdivision | Bow Ridge              |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 2G3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full                                                                                                    |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | R-MX               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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.