

230 Bow Ridge Court  
Cochrane, Alberta

MLS # A2234195



# \$1,190,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Bow Ridge  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,752 sq.ft.   | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Boiler, Hot Water   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |                   |      |
| <b>Inclusions:</b> | 2nd Microwave, Built-In Speakers, Gas Heater in Garage, Garden Shed   |                   |      |

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.