



800 Bowcroft Place Cochrane Alberta

\$319,500

Discover Townhouse 8 at Bowcroft Place—perfectly situated in a small enclave of townhomes and backing onto the ravine in Cochrane's East End. Here are 5 things we love about this home (and we're sure you will too):

- 1. A FLOORPLAN MADE FOR REAL LIFE:** As townhomes across Alberta trend smaller, Townhouse 8 is a breath of fresh air! With nearly 1,100 SqFt of above-grade living space, 3 bedrooms, 1.5 bathrooms, and a partially finished walkout basement, this is a full-size home! The main floor is thoughtfully designed with a spacious living room and a large picture window, while the eat-in kitchen offers ample workspace, storage, and stunning ravine views. Upstairs, the primary bedroom easily accommodates a full suite of furniture and boasts a large closet with scenic ravine views. Two additional well-sized bedrooms and an updated 4-piece bathroom complete the upper level. The walkout basement features a 2-piece bathroom, a large storage/utility room, and 500+ SqFt of potential living space to make your own.
- 2. YOUR PRIVATE BACKYARD:** A rarity in the townhouse market—this fully fenced, west-facing backyard backs onto a gorgeous ravine. Whether you're enjoying your morning coffee, unwinding with a glass of wine, or hosting friends, this is the perfect outdoor retreat. Bonus: A private gate connects your yard to the scenic walking path.
- 3. AN UNBEATABLE SPOT IN THE COMPLEX:** Surrounded by mature trees in the front and a private, west-facing backyard in the back, this home offers the best of both worlds—privacy and nature.
- 4. COMMUTING IS A BREEZE:** Whether you're heading downtown or to the mountains, easy access to Highway 1A and Highway 22 makes commuting effortless.
- 5. COCHRANE'S BEST KEPT SECRET:** Bowcroft Place is a hidden gem—a collection of 34 townhomes surrounded by ravines and rolling hills. Residents enjoy a peaceful, nature-filled setting while being just minut...

Recreational, Games room 13.42 Ft x 16.92 Ft

2pc Bathroom 6.17 Ft x 5.75 Ft

Storage 17.25 Ft x 11.42 Ft

Kitchen 13.83 Ft x 15.33 Ft

Dining room 6.92 Ft x 7.58 Ft

Living room 13.83 Ft x 15.30 Ft

Primary Bedroom 14.83 Ft x 11.33 Ft

4pc Bathroom 8.25 Ft x 5.92 Ft

Bedroom 8.17 Ft x 12.58 Ft

Bedroom 8.67 Ft x 11.25 Ft

Listing Presented By:



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