

# \$355,000 - 32, 800 Bowcroft Place, Cochrane

MLS® #A2250072

## \$355,000

3 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.06 Acres

East End, Cochrane, Alberta

These townhomes are Cochrane's best kept secret. With million dollar views out your back door at a fraction of the cost, Bow Croft Place is THE PLACE to be! A large living room is the start bringing in natural light from the beautiful window out front. Walk thru to the recently updated kitchen including tile backsplash and s/s appliances. Lots of storage for all your cooking needs! A generous eating space is perfect. Exit here to your private yard and take in the nature! The Bow River, the train coming thru the valley... a true "Cochrane" experience. Upstairs, you will find a great sized primary off the front of the home, a 4pcs bath (updated) and 2 bedrooms off the back - again capturing the view! Downstairs is finished with a large rec space, a flex room, a 3pcs bath & laundry! This home is located in the East End, easily walkable to all your favourite things, the river, Historic Downtown, Spray Lakes Family Sports Centre, many pickle ball courts, brand new Co-Op & more! All you need to do is move in!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250072  |
| Price          | \$355,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,096     |



|            |               |
|------------|---------------|
| Acres      | 0.06          |
| Year Built | 1978          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 32, 800 Bowcroft Place |
| Subdivision | East End               |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 1B9                |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, See Remarks                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | None                                                                        |
| Lot Description   | Interior Lot, Landscaped, No Neighbours Behind, Private, See Remarks, Views |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Stucco, Wood Frame, Wood Siding                                             |
| Foundation        | Poured Concrete                                                             |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 26th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 25   |
| Zoning         | R-MD |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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