

# \$745,000 - 12 Bow Way, Cochrane

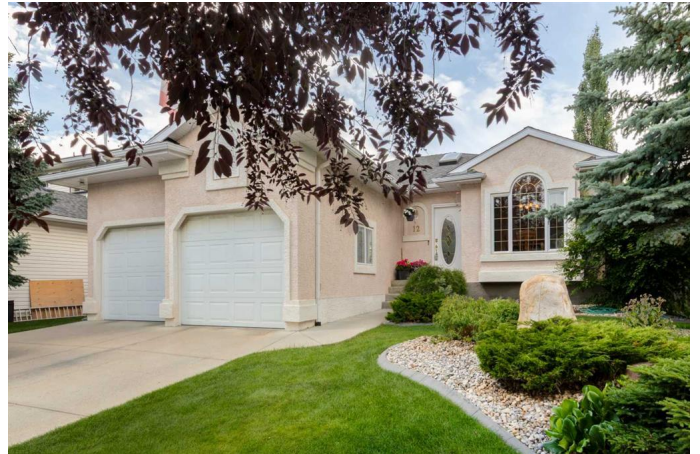
MLS® #A2242221

**\$745,000**

3 Bedroom, 3.00 Bathroom, 1,389 sqft  
Residential on 0.15 Acres

Bow Meadows, Cochrane, Alberta

OPEN HOUSE: SUNDAY, JULY 27 from Noon until 2:00pm. Nestled in a quiet, mature neighbourhood with wide streets and just a block away from parks, playgrounds and the extensive trail system along the Bow River, you will find this beautifully updated home that offers the perfect blend of comfort and convenience. This open concept home features 10 foot ceilings, maple floors throughout, a kitchen with updated quartz countertops, lovely new backsplash, updated cabinet doors, new sink and BRAND NEW GAS STOVE AND REFRIGERTOR. There are also upgraded blinds throughout the home. At the front of the home is the formal dining room (or office space), and the living room fireplace anchors the living space for a comfortable and cozy feel. Vaulted ceiling and skylight help the main floor feel spacious and welcoming. Rounding out the main floor is the laundry room with newer washer and dryer, updated washroom (flooring, toilet and vanity), a bedroom and the primary bedroom with updated ensuite (toilet, flooring and vanity). Your developed basement is the perfect place to spend your family time watching a movie in the recreation space while the gas fireplace sets an intimate feel. There is a large work out space through the French doors (which could also be used as a bedroom), a 3 piece bathroom, large bedroom and another space that could be a bedroom (currently has built in shelving for storage). The backyard oasis can be accessed through your screen door and



consists of a large deck (Duradeck), a natural gas line for your BBQ, a small hot tub, shed, mature trees for privacy, and underground sprinklers. Your front yard has exceptional curb appeal as it welcomes you home. The garage includes epoxy floors, side mount motor on garage door and a ceiling height that allows for a car lift. There is a newer hot water tank (2022) and new roof (2021) and home has central vacuum system. Steps away from the trail system to along the river and quick access to downtown for shopping, this location is very sought after and desirable and a great place for those wanting to live in an area where your neighbours become your friends.

Built in 1997

**Essential Information**

MLS® #	A2242221
Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,389
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	12 Bow Way
Subdivision	Bow Meadows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1N4

**Amenities**

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

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Front Yard, Landscaped, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	CIR Realty
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