# \$724,900 - 12 Bow Way, Cochrane

MLS® #A2242221

## \$724,900

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

Bow Meadows, Cochrane, Alberta

Comfort, Convenience & Community – The Ideal Home for Easy Living
Great home and a motivated seller, what more do you need to come take a look?
Looking to simplify without giving up the comforts you love? This beautifully updated home is perfect for those ready to downsize and enjoy a quieter, more manageable lifestyle. Located in a peaceful, established neighborhood just one block from the Bow River walking paths and nearby parks, you'II find nature, serenity, and friendly neighbors all close at hand.

Step inside to an open-concept layout designed with comfort in mind. Soaring, vaulted ceilings, warm maple flooring, and a bright, refreshed kitchen make this home feel spacious and welcoming. The kitchen features updated and elegant quartz countertops, new backsplash, freshly painted cabinets, a deep sink, and brand-new stainless steel, kitchen island, corner pantry, gas stove and fridgeâ€"ready for any meal, big or small.

Enjoy the natural light from the vaulted ceilings and skylight, and settle into the cozy living room with its inviting gas fireplace. A flexible front room can serve as a formal dining area, sitting room, or quiet office space, and is enveloped in natural light.

The main floor offers easy, stair-free living with a convenient laundry area (newer







washer/dryer), a guest bedroom, a fully updated bathroom, and a spacious primary suite with a renovated ensuite for added comfort and privacy.

Need extra space for family visits, hobbies, or relaxing? The finished basement features a large rec room with a second gas fireplace, a 3-piece bathroom, and a bedroom and dedicated gym space or additional bedroom, as well as a flexible space for whatever suits your lifestyleâ€"without sacrificing storage. Roughed in Water Softener, Central Vacuum and attachments included. Security System Hardware included.

Step outside to a private, low-maintenance backyard complete with a durable Duradeck patio, gas BBQ hookup, mature trees for shade, a hot tub for relaxation, and underground sprinklers for effortless lawn care.

The attached garage is clean and functional, with epoxy flooring, high ceilings (ideal for future lift installation), and a side-mount opener.

Recent updates include: New roof (2021), Hot water tank (2022)

All this, just minutes from downtown but tucked into a quiet, friendly community where neighbors look out for one another. Whether you're ready to slow down or simply want a more manageable home, this property offers the perfect balance of independence and comfort. Moments away from shopping, pathways, the Bow River, highway 22, you are perfectly positioned for you trip to see the grandkids, your grocery shopping or a weekend away to the mountains.

#### **Essential Information**

MLS® # A2242221 Price \$724.900

Bedrooms 4

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, Granite Counters,

High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Recessed

Lighting, Skylight(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings, Freezer, Gas Stove

Heating Forced Air, Fireplace(s)

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 24

Zoning R-1

# **Listing Details**

Listing Office CIR Realty

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