

12 Bow Way
Cochrane, Alberta
MLS # A2258102

\$699,900

Division:	Bow Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,308 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

Heating:	Wall Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

OPEN HOUSE Sunday Sept 21, 2-4pm*** This beautifully updated bungalow in Bow Meadows combines comfort, lifestyle, and a serene setting. Inside, soaring lofted ceilings with a skylight fill the home with natural sunlight, highlighting the warm maple hardwood floors and open-concept design. The refreshed kitchen stands out with elegant quartz counters, a newer backsplash, stainless steel appliances, and a corner pantry, while the flexible formal dining room can easily serve as a bright office or cozy sitting area. The spacious primary suite offers a renovated ensuite and walk-in closet, and the developed lower level provides a large rec room with a second fireplace, a bedroom, a 3-piece bath, and a generous flex space that could easily become a 4th bedroom — all without sacrificing storage. Step outside to a completely private backyard oasis, beautifully landscaped with underground irrigation, mature trees, a Duradeck patio with BBQ gas line, and a hot tub for year-round enjoyment. The oversized double garage impresses with epoxy floors, 10' ceilings, and a side-mount opener ideal for a car lift. Additional features include central vacuum, roughed-in water softener, two fireplaces, and recent updates (roof 5 years, hot water tank 2022, washer/dryer 2 years). Best of all, this home is not in the flood plain or fringe, giving peace of mind. Located just steps from Bow River and Jumpingpound Creek pathways, downtown Cochrane, and schools, Bow Meadows offers a quiet, established neighbourhood surrounded by nature. This bungalow delivers the privacy, sunlight, and lifestyle you've been waiting for at a fantastic price!