\$694,900 - 12 Bow Way, Cochrane

MLS® #A2258102

\$694,900

3 Bedroom, 3.00 Bathroom, 1,308 sqft Residential on 0.15 Acres

Bow Meadows, Cochrane, Alberta

OPEN HOUSE SATURDAY, Nov 1st, 12-2PM This beautifully updated bungalow in Bow Meadows perfectly blends comfort, style, and a serene natural setting. Soaring lofted ceilings with a skylight fill the main level with sunlight, complementing the warm maple hardwood floors and open-concept design.

The refreshed kitchen features elegant quartz countertops, a modern backsplash, stainless steel appliances, and a corner pantry. The flexible formal dining room can easily serve as a bright office or cozy sitting area.

The spacious primary suite includes a renovated ensuite and walk-in closet. Downstairs, the fully developed lower level offers a large recreation room with a second fireplace, a guest bedroom, a 3-piece bath, and a generous flex space that could easily become a 4th bedroomâ€"all while maintaining excellent storage.

Step outside to your private backyard oasis with lush landscaping, 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 perfect for a car lift.

Recent updates include: • Roof (approx. 5 years) • Hot water tank (2022)







• Washer & dryer (2 years)

Additional highlights: central vacuum, roughed-in water softener, two fireplaces, and peace of mind knowing this property is not located in the flood plain or flood fringe.

Located just steps from the Bow River and Jumpingpound Creek pathways, downtown Cochrane, and local schools, this home offers privacy, sunlight, and lifestyle in one of Cochrane's most sought-after communities.

Built in 1997

Essential Information

MLS® # A2258102 Price \$694,900

Bedrooms 3
Bathrooms 3.00

Full Baths 3

Square Footage 1,308
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 Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen

Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters,

Vaulted Ceiling(s), Central Vacuum, Skylight(s), Storage

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

Refrigerator, Washer, Window Coverings, Gas Stove

Heating Wall Furnace

Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Landscaped, Many Trees, Private, See Remarks, Treed,

Underground Sprinklers, Fruit Trees/Shrub(s), Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 46
Zoning R-LD

Listing Details

Listing Office KIC Realty

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