

# \$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 8th,  
10-Noon.

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 bedroom—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)



â€¢ Hot water tank (2022)

â€¢ 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 Cochraneâ€™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), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), French Door, Skylight(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Many Trees, Private, See Remarks, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	49
Zoning	R-LD

### **Listing Details**

Listing Office	KIC Realty
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