

# \$699,900 - 12 Bow Way, Cochrane

MLS® #A2258102

**\$699,900**

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

Bow Meadows, Cochrane, Alberta

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 youâ€™ve been waiting for at a fantastic price!

Built in 1997

**Essential Information**

MLS® #	A2258102
Price	\$699,900
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, French Door, High
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	Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(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	Finished, 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
Zoning	R-LD

## Listing Details

Listing Office	KIC Realty
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