

\$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

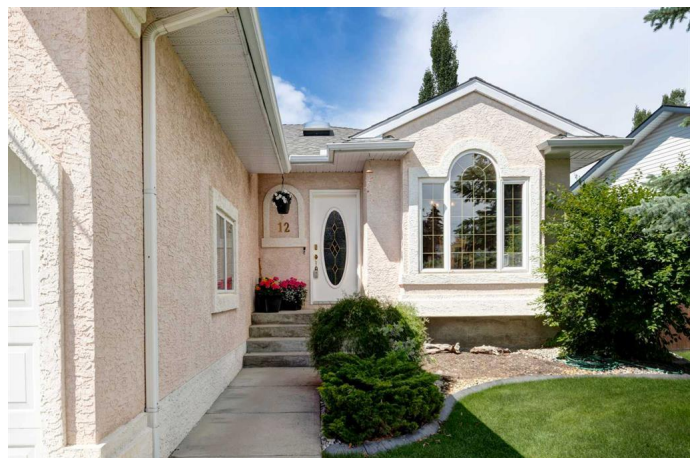
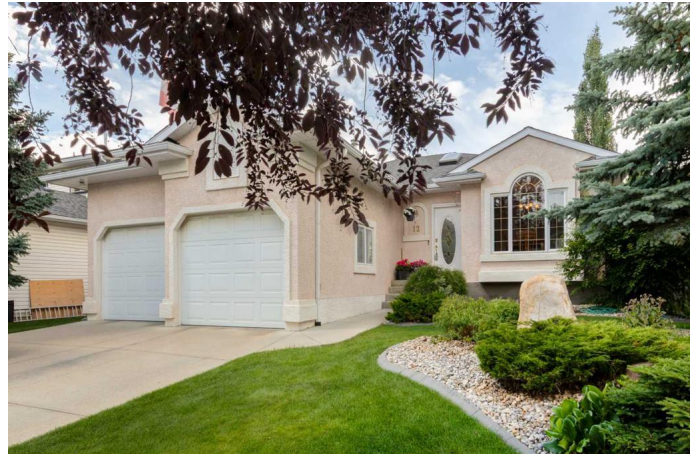
Comfort, Convenience & Community – The Ideal Home for Easy Living
Great home and a motivated seller, what more do you need to come take a look?

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™ll 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 fridge—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 youâ€™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 your trip to see the grandkids, your grocery shopping or a weekend away to the mountains.

Built in 1997

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, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
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	40
Zoning	R-1

Listing Details

Listing Office	CIR Realty
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