

\$735,000 - 12 Bow Way, Cochrane

MLS® #A2242221

\$735,000

3 Bedroom, 3.00 Bathroom, 1,389 sqft
Residential on 0.15 Acres

Bow Meadows, Cochrane, Alberta

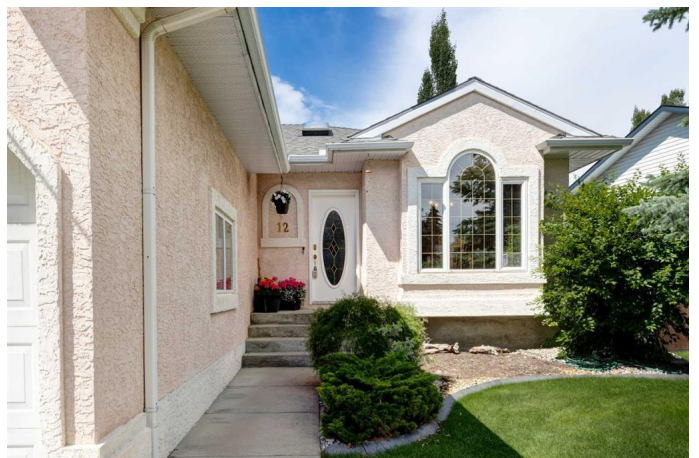
Open House: Saturday, August 9th from 12:00-2:00pm. Here it is, perfect for those looking to downsize without compromise. Located in a peaceful, mature neighborhood just a block from parks and the Bow River trails, this thoughtfully updated home offers comfort, convenience, and a welcoming community.

The open-concept layout features 10-foot ceilings, maple floors, and a refreshed kitchen with quartz counters, new backsplash, updated cabinets, a new sink, and brand-new gas stove and fridge. Upgraded blinds, vaulted ceilings, and a skylight add to the spacious, light-filled feel. The front room works well as a dining area or office, while the cozy living room centers around a fireplace.

The main floor includes laundry (newer washer/dryer), an updated full bathroom, one bedroom, and a primary suite with renovated ensuite.

Downstairs, enjoy a finished basement with a gas fireplace, large rec room, 3-piece bath, and flexible spaces—ideal for guests, hobbies, or a home gym.

Out back, relax on the Duradeck patio with gas BBQ hookup, mature trees, hot tub, and underground sprinklers. The garage features epoxy floors, high ceilings for a lift, and a side-mount opener.



Additional updates: new roof (2021), hot water tank (2022), central vac. Easy access to downtown, yet nestled in a neighborly area where people look out for one another.

Built in 1997

Essential Information

MLS® #	A2242221
Price	\$735,000
Bedrooms	3
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, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,
-------------------	---

	Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Gas Stove
Heating	Forced Air, Fireplace(s)
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, Underground Sprinklers, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	13
Zoning	R-1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.