

12 Bow Way
Cochrane, Alberta

MLS # A2242221



\$735,000

Division:	Bow Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,389 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Many Trees, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: Hot Tub, Shed, Ring Doorbell

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.