

# \$749,900 - 17 Bow Way, Cochrane

MLS® #A2248640

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,416 sqft  
Residential on 0.15 Acres

Bow Meadows, Cochrane, Alberta

OPEN HOUSE SATURDAY AUGUST 23, 12:00-2:00. Welcome to this professionally renovated bilevel perfectly situated in the highly sought-after community of Bow Meadows. Thoughtfully updated throughout, this home combines modern style with timeless comfort with 5 bedrooms and 2.5 bathrooms. The main floor showcases luxury vinyl plank flooring on the main floor, fresh paint throughout, newer flat ceilings complemented by new modern lighting and upgraded window coverings on the main floor. The gorgeous new kitchen features a quartz island, undermount sink, coffee bar, a new barn door to the pantry, and LG stainless steel appliances (2022), including a hood fan and convenient microwave drawer. Enjoy the bright refreshed spaces with new kitchen windows (2024) and a new back door that leads out to your two-tiered deck refinished in 2023. The spacious main floor primary bedroom offers two closets, a stylish new barn door, and a luxurious new 3-piece ensuite with walk-in shower, tile floor, and heated floors for ultimate comfort. The main bathroom has also been fully renovated with a new vanity, mirror, tub, toilet and tile surround. Two additional good sized bedrooms finish off the main floor. Downstairs, the fully finished basement offers two additional bedrooms beautifully updated with wainscoting, fresh paint, and new trim. A large laundry room with new flooring (2022) and washer/dryer (2022) offers plenty of extra storage space to keep you organized. Some



additional updates include: kitchen and bedroom windows replaced in 2024, new custom railing on the main floor, new lighting and hardware throughout, and newer automatic window covering in the dining and living room. The outdoor space is equally as impressive with a beautifully kept yard including a private gazebo, new built-in privacy adjustable slats on your deck with a gasoline for a BBQ, great sized yard and shed. Lastly your double attached painted garage offers a convenient side door perfect for accessing the side yard. Located in a prime neighborhood known for its scenic river walking paths, parks, and easy access to amenities. This home is the perfect blend of style, comfort, and location.

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248640    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,416       |
| Acres          | 0.15        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 17 Bow Way        |
| Subdivision | Bow Meadows       |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |

|             |         |
|-------------|---------|
| Postal Code | T4C 1N4 |
|-------------|---------|

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Quartz Counters, See Remarks            |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer |
| Heating           | In Floor, Forced Air, Natural Gas                                          |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Private Yard     |
| Lot Description   | Back Yard, Lawn, Level, Gazebo |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-LD              |

### Listing Details

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

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