

# \$950,000 - 42 Bow Meadows Drive, Cochrane

MLS® #A2230676

## \$950,000

3 Bedroom, 3.00 Bathroom, 1,554 sqft  
Residential on 0.18 Acres

Bow Meadows, Cochrane, Alberta

Welcome to 42 Bow Meadows Drive, a rare opportunity to own a walkout bungalow backing directly onto the Bow River. Nestled on one of Cochrane's most desirable streets, this home offers breathtaking, uninterrupted views of the river, mature trees, and peaceful greenspace.

Offering 1,554 square feet on the main floor, this well designed bungalow features vaulted ceilings that frame the stunning views from the main living spaces. The spacious layout includes a large kitchen, formal dining room, bright home office, 2 piece guest bathroom, and a primary bedroom with its own ensuite.

The fully finished walkout basement adds two additional bedrooms, a large rec room, a 4 piece bathroom, and ample storage space – perfect for guests, hobbies, or family movie nights.

Step outside your back door and onto Cochrane's extensive network of river pathways, ideal for peaceful morning walks, evening wildlife sightings, or simply soaking in the natural beauty. Bow Meadows is known for its quiet streets, friendly neighbours, and unmatched access to nature.

Well-maintained and ready for its next chapter, this home is a rare offering in a truly exceptional location. Don't miss your chance to experience riverfront living at its



finest.

Built in 1995

### **Essential Information**

MLS® #	A2230676
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	0.18
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	42 Bow Meadows Drive
Subdivision	Bow Meadows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1N1

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3
Waterfront	River Front

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out, Crawl Space

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	10
Zoning	R-LD

## Listing Details

Listing Office	CIR Realty
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