

# \$694,900 - 10 Bow Place, Cochrane

MLS® #A2214984

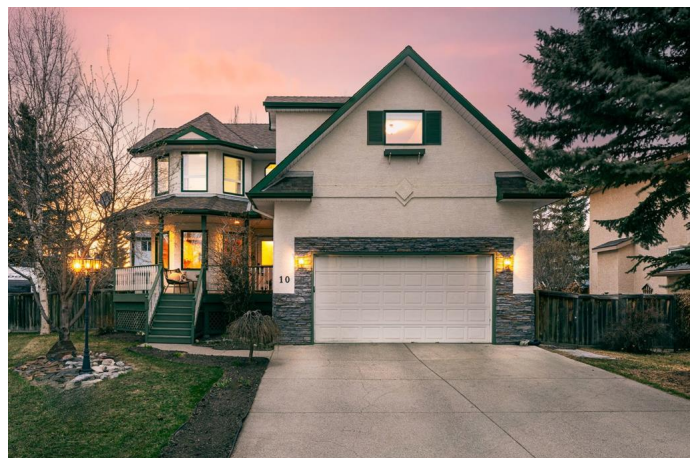
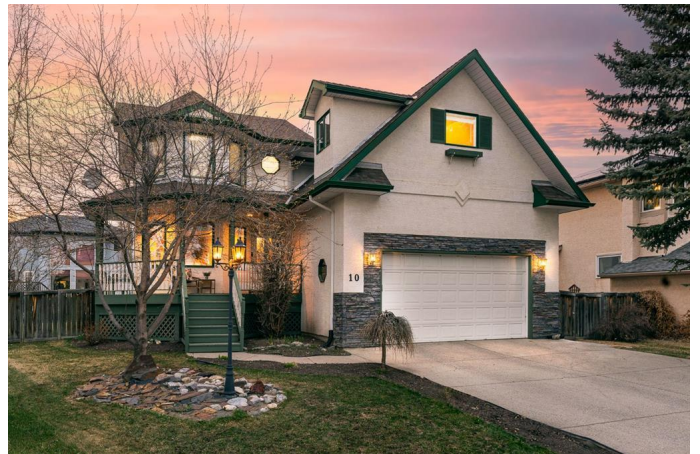
**\$694,900**

3 Bedroom, 3.00 Bathroom, 2,037 sqft

Residential on 0.16 Acres

Bow Meadows, Cochrane, Alberta

Ever wonder why homes in Bow Meadows are so desirable? \* Close to the Bow River \* Wide Streets \* Space from your neighbour \* CHARACTER \* Close to shopping, schools, playgrounds and restaurants \* Easy access to Calgary \* Just for starters! This home will surprise you with every turn... Come up the street and you will first notice how LONG the DRIVEWAY is. Plenty of room to load/unload your motorhome! This street is so quiet and full of friendly faces. Hop up the sunny steps onto the wrap around porch and stay a while basking in the sun. This wrap around continues all the way to your back deck so you never miss a second of the sun. Heading into the Foyer you will notice the Oak flooring that is in wonderful shape. Oak is back, people! Such a neat layout allowing for renovations, or is perfect as-is. Kitchen already includes a long island, cooktop with downdraft, sink that faces an adorable window, new fridge with a warranty, breakfast nook and easy access to your back deck for BBQ'ing. Your home office is central and could also be a great formal dining area, yoga space or music room. This living room is super cozy, complete with bookshelves, lots of windows (JUST REPLACED IN 2023/2024 along with the doors!) and a fireplace with mantle. A half bath and mud room space round out the main floor. Upstairs is my favourite part! This bonus room has STUNNING PARQUET FLOORING! and could be used as a kids play space, office, hang out space or true gym! The Primary



enjoys evening sun through its windows and includes an ensuite and walk-in closet. Soaker tub in the Main Bathroom was just put in and there is also a SKYLIGHT in here to keep it bright! UPSTAIRS LAUNDRY is not common for this age of home - Saves you all those trips to the basement. Two more cute kids rooms complete this floor. The garage has lots of storage options and is 22' 3"x 23'2" - Allowing for your workshop! THIS BACKYARD will blow you away. DOG RUN going from the garage door to the sideyard, large shed, garden beds, tons of columnar aspens which offer tons of privacy, and endless space to run around. Just minutes to the Bow river pathways, Jumpingpound Creek, Off-leash dog park, Mitford Park, Riverfront park and SO much more. A quick hop onto Cowboy trail gets you into DOWNTOWN calgary in 33 minutes. 5 minute to canadian tire, safeway and lots of restaurants. Homes in this area do not last long - Call your favourite Realtor today and get in here!

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214984    |
| Price          | \$694,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,037       |
| Acres          | 0.16        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10 Bow Place      |
| Subdivision | Bow Meadows       |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1M9           |

### **Amenities**

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |

### **Interior**

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings                                                                                                                 |
| Heating           | Forced Air                                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                   |
| Fireplaces        | Gas Starter, Living Room, Mantle, Wood Burning, Masonry                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                                    |

### **Exterior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                                            |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Street Lighting, Treed, Yard Lights, Irregular Lot |
| Roof              | Asphalt Shingle                                                                                                                 |
| Construction      | Stucco                                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                 |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 30th, 2025 |
| Zoning      | R-LD             |

### **Listing Details**

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.