

# \$1,220,000 - 116 Bow Meadows Drive, Cochrane

MLS® #A2218549

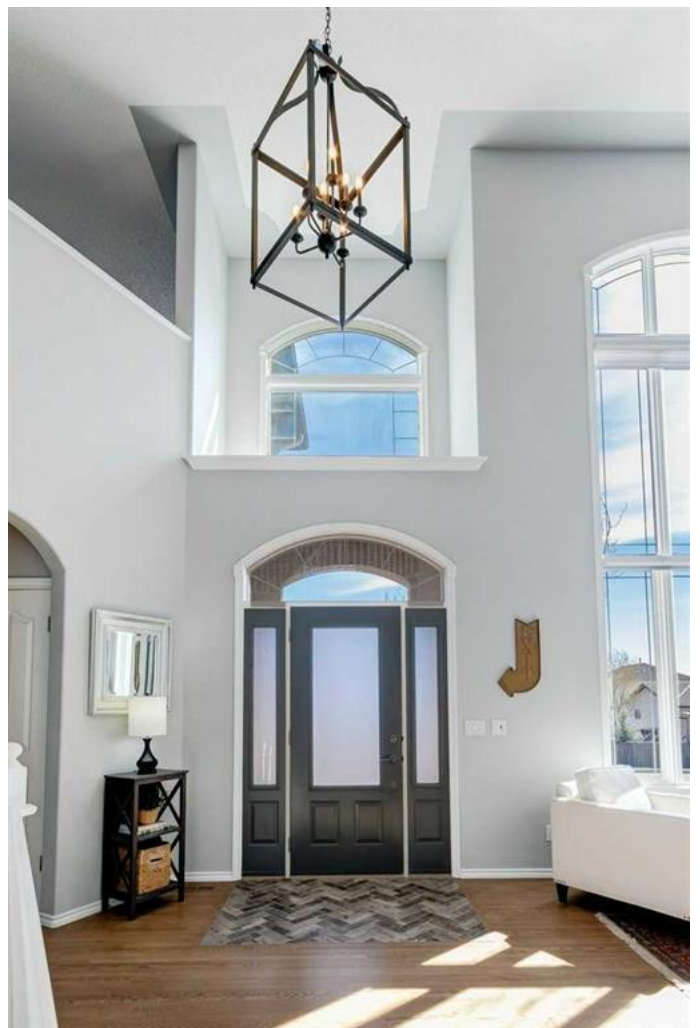
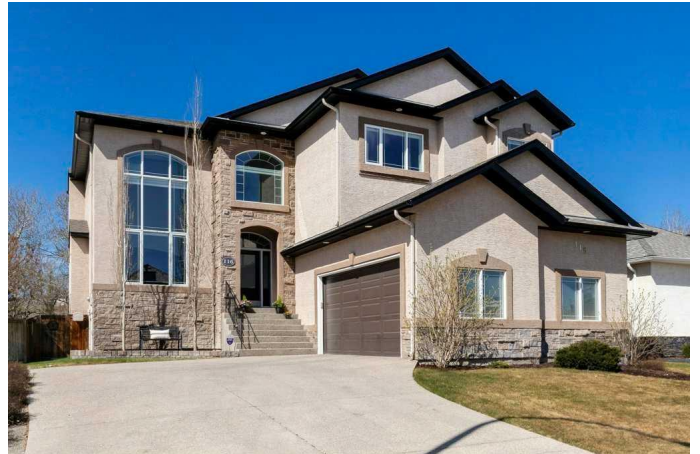
**\$1,220,000**

6 Bedroom, 4.00 Bathroom, 3,066 sqft

Residential on 0.18 Acres

Bow Meadows, Cochrane, Alberta

Tranquillity and distinction combine to create one of Cochrane's best hidden gems. This spectacular residence is perfectly positioned backing onto Jumping Pound Creek and a wooded environmental reserve. Recently remodelled, grandeur and sophistication are showcased throughout the 4,400 sq. ft of living space. Dramatic 20' vaulted ceilings and floor to ceiling windows provide an abundance of natural light, while the magnificent open-to-above spiral staircase creates a noteworthy first impression as guests enter the home. Enjoy the view from the stunning kitchen featuring built in ovens, gas cooktop, expansive quartz countertops and breakfast bar island. The kitchen opens to a breakfast nook and family room, perfect for family time or entertaining guests. The walk-through pantry conveniently provides a second access to the main floor laundry room and oversized garage. The main floor also offers a den with a fireplace and magazine worthy dining room. Take the grand, spiral staircase up to the second floor and admire the picturesque views and appreciate the privacy from the primary bedroom or enjoy the elegant, newly remodelled ensuite with glass shower, double sinks and soaker tub. A total of four bedrooms up, along with a bright, open bonus room and additional five piece bathroom complete the top floor. The walkout lower level offers a cosy recreation area complete with a large bar and two additional bedrooms. Walk out to a perfectly landscaped oasis of a backyard,



where maintenance is a breeze with underground irrigation. Enjoy an evening gathered around the fire pit or enjoy the peace and serenity from the upper deck, recently upgraded with new vinyl decking and frameless glass railing. The striking presence of the exterior offers a combination of stone, stucco, new asphalt shingles and extended aggregate driveway with steps leading you to the grand front entrance.

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218549    |
| Price          | \$1,220,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,066       |
| Acres          | 0.18        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 116 Bow Meadows Drive |
| Subdivision | Bow Meadows           |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 1N3               |

### Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                 |
| Parking        | Additional Parking, Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Faces Side, Insulated, Off Street, Oversized |

# of Garages 2

## Interior

Interior Features Bar, Bookcases, Breakfast Bar, Vacuum, Chandelier, Closet, Granite Counters, High Ceiling, Plumbing Fixtures, No Smoke Detectors, Separate Entrance, Walk-In Closet(s), Wet Bar

Appliances Built-In Oven, Dishwasher, Dryer, Garage Door Opener, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Den, Double Sided, Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out



## Exterior

Exterior Features Balcony, BBQ gas line, Dog Run, Fire Pit, Private Entrance, Private Yard

Lot Description Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, No Neighbours Behind, Street Lighting, Underground Sprinklers, Views, Wooded

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 8th, 2025

Days on Market 5

Zoning R-LD

## Listing Details

Listing Office The Real Estate District

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.