

# \$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      | Wood Frame, Stucco                                                  |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 42              |
| Zoning         | R-LD            |

## Listing Details

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

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.