



GRASSROOTS
REALTY GROUP

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**42 Bow Meadows Drive
Cochrane, Alberta**

MLS # A2230676



\$950,000

Division:	Bow Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,554 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Vaulted Ceiling(s)		

Inclusions: TV Wall Mount and TV

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.