



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12 Bow Way
Cochrane, Alberta

MLS # A2242221



\$745,000

Division:	Bow Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,389 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Many Trees, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot Tub, Shed, Ring Doorbell		

Nestled in a quiet, mature neighbourhood with wide streets and just a block away from parks, playgrounds and the extensive trail system along the Bow River, you will find this beautifully updated home that offers the perfect blend of comfort and convenience. This open concept home features 10 foot ceilings, maple floors throughout, a kitchen with updated quartz countertops, lovely new backsplash, updated cabinet doors, new sink and BRAND NEW GAS STOVE AND REFRIGERTOR. There are also upgraded blinds throughout the home. At the front of the home is the formal dining room (or office space), and the living room fireplace anchors the living space for a comfortable and cozy feel. Vaulted ceiling and skylight help the main floor feel spacious and welcoming. Rounding out the main floor is the laundry room with newer washer and dryer, updated washroom (flooring, toilet and vanity), a bedroom and the primary bedroom with updated ensuite (toilet, flooring and vanity). Your developed basement is the perfect place to spend your family time watching a movie in the recreation space while the gas fireplace sets an intimate feel. There is a large work out space through the French doors (which could also be used as a bedroom), a 3 piece bathroom, large bedroom and another space that could be a bedroom (currently has built in shelving for storage). The backyard oasis can be accessed through your screen door and consists of a large deck (Duradeck), a natural gas line for your BBQ, a small hot tub, shed, mature trees for privacy, and underground sprinklers. Your front yard has exceptional curb appeal as it welcomes you home. The garage includes epoxy floors, side mount motor on garage door and a ceiling height that allows for a car lift. There is a newer hot water tank (2022) and new roof (2021) and home has central vacuum system. Steps away from the trail

system to along the river and quick access to downtown for shopping, this location is very sought after and desirable and a great place for those wanting to live in an area where your neighbours become your friends.