



GRASSROOTS
REALTY GROUP

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

17 Bow Way
Cochrane, Alberta

MLS # A2248640



\$749,900

Division:	Bow Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,416 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Gazebo, Lawn, Level		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: Window Coverings, Gazebo, Fire Table, Garage With Remote(s), Bluetooth Doorbell

Welcome to this professionally renovated bilevel perfectly situated in the highly sought-after community of Bow Meadows. Thoughtfully updated throughout, this home combines modern style with timeless comfort with 5 bedrooms and 2.5 bathrooms. The main floor showcases luxury vinyl plank flooring on the main floor, fresh paint throughout, newer flat ceilings complemented by new modern lighting and upgraded window coverings on the main floor. The gorgeous new kitchen features a quartz island, undermount sink, coffee bar, a new barn door to the pantry, and LG stainless steel appliances (2022), including a hood fan and convenient microwave drawer. Enjoy the bright refreshed spaces with new kitchen windows (2024) and a new back door that leads out to your two-tiered deck refinished in 2023. The spacious main floor primary bedroom offers two closets, a stylish new barn door, and a luxurious new 3-piece ensuite with walk-in shower, tile floor, and heated floors for ultimate comfort. The main bathroom has also been fully renovated with a new vanity, mirror, tub, toilet and tile surround. Two additional good sized bedrooms finish off the main floor. Downstairs, the fully finished basement offers two additional bedrooms beautifully updated with wainscoting, fresh paint, and new trim. A large laundry room with new flooring (2022) and washer/dryer (2022) offers plenty of extra storage space to keep you organized. Some additional updates include: kitchen and bedroom windows replaced in 2024, new custom railing on the main floor, new lighting and hardware throughout, and newer automatic window covering in the dining and living room. The outdoor space is equally as impressive with a beautifully kept yard including a private gazebo, new built-in privacy adjustable slats on your deck with a gasoline for a BBQ, great sized yard and shed. Lastly your double attached

painted garage offers a convenient side door perfect for accessing the side yard. Located in a prime neighborhood known for its scenic river walking paths, parks, and easy access to amenities. This home is the perfect blend of style, comfort, and location.