



**26 Bow Close  
Cochrane, Alberta**

**MLS # A2289064**

**\$739,900**



<b>Division:</b>	Bow Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, I		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Level, No Back La		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Rare opportunity to own an original-owner, custom-built bi-level by Schickedanz in the prestigious community of Bow Meadows. Tucked away in a quiet cul-de-sac with no through traffic, this meticulously maintained home sits on one of the largest lots in the area (668 SqM). The main floor is a showcase of timeless design, featuring vaulted ceilings and stunning hardwood floors. The gourmet-style kitchen is a masterpiece, boasting quartzite counters, ceiling-height soft-close cabinetry, a farmhouse sink, and a high-end stainless appliance package featuring an induction cooktop and built-in wall oven. A central island with breakfast bar and a built-in beverage cooler make this the ultimate space for entertaining. Retreat to the primary bedroom, complete with a walk-in closet and a 3-piece ensuite with heated floors. The fully developed lower level offers a spacious rec room with a wet bar, a cozy natural gas fireplace, two additional bedrooms, and a 4-piece bath with heated tile floors. Mechanical integrity is a priority here: Poly-B has been replaced with Pex, the hi-efficiency furnace and central A/C are newer (2023), and attic insulation was upgraded to R55. Outside, the massive south-facing backyard is a private oasis with a large deck, private patio and mature trees. Enjoy direct access to walking paths leading to the Bow River, with schools and shopping just minutes away. Complete with an insulated, drywalled, and heated double garage—this home is truly turn-key.