



**2 Bow Place
Cochrane, Alberta**

MLS # A2292808



\$649,900

Division:	Bow Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,403 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed in backyard

Nestled in the heart of the highly coveted Bow Meadows community in Cochrane, 2 Bow Place is located on a 6400+ sq ft corner lot on a cul-de-sac, with a west facing backyard and stands between 2 river access trails less than 6 houses down! This home offers an unparalleled location, embraced by the serene Bow River, Jumpingpound Creek, two picturesque environmental reserve parks, and a local beach—each - merely steps from your front door. The tranquil pathways, winding along the Bow River, streams, rolling hills and ponds, foster an atmosphere and community of peace, while the quiet setting ensures privacy and quietude. Situated along the Bow River, Bow Meadows is known for its incredible community, great neighbours, beautiful natural paths, playgrounds, soccer fields and dog parks! And with only 14 properties offered to the market in over 2 years, this one owner, large 5 bedroom, well-priced, bi-level offers an opportunity to get into this very special community and create new lifelong memories for your family and friends. Upon entering the home you are greeted with a bright and open entry with stairs leading you to the upper level with spectacular vaulted ceilings and huge windows offering a huge open living and dining space, perfect for entertaining! This upper level floorplan includes the large living room and dining room as well as the kitchen with a breakfast nook and 3 large bedrooms, including the Primary suite with a walk in closet & 3 piece ensuite, and another full 4 piece bath that completes this level. The lower level features a huge cozy family room with a gas fireplace, 2 additional bedrooms and a full 3 piece bath, laundry and an abundance of storage space. All of this and a double attached garage, a landscaped west facing fenced backyard, a large deck off of the kitchen, a great storage shed and the bonus of new roof in 2023! Call to

book a private showing or call your favourite Realtor to view!