



27 Bow Way
Cochrane, Alberta

MLS # A2302001



\$639,000

Division:	Bow Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,442 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	(R-LD)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: none

BOW MEADOWS | OVERSIZED CORNER LOT (7,265 SQFT) | SOUTH FACING BACKYARD | 5 BEDROOMS 3 FULL BATHS | Located in the highly desirable community of Bow Meadows, this home presents an incredible opportunity for the next owner. Situated on an oversized 7,265 sq. ft. corner lot, the property features a sun soaked south facing backyard perfect for gardening, relaxing, and entertaining. Step inside to a functional split level layout highlighted by vaulted ceilings, large windows, and an abundance of natural light. The spacious main living and dining areas are ideal for hosting, while the layout provides excellent separation of space for growing families. The primary bedroom is privately positioned at the rear of the home and features its own ensuite. The upper level is completed with two additional bedrooms and a full main bath. The lower level offers a large family room—perfect for entertaining or setting up a games area—with a cozy gas fireplace for those cooler winter days. Two additional bedrooms provide flexibility for a home office, gym, guests, or multi-generational living. This level also includes another full bathroom, laundry, and ample storage. The location is truly exceptional, surrounded by the natural beauty of the Bow River, Jumping pound Creek, environmental reserve parks, and a local beach—all just steps from your front door. Enjoy endless walking and biking along scenic pathways that wind through rivers, ponds, and rolling hills. Bow Meadows is known for its strong sense of community, great neighbours, and access to playgrounds, soccer fields, dog parks, and extensive pathway systems. Here is a rare opportunity to secure a home in one of Cochrane's most sought-after river communities.