

# \$1,220,000 - 116 Bow Meadows Drive, Cochrane

MLS® #A2218549

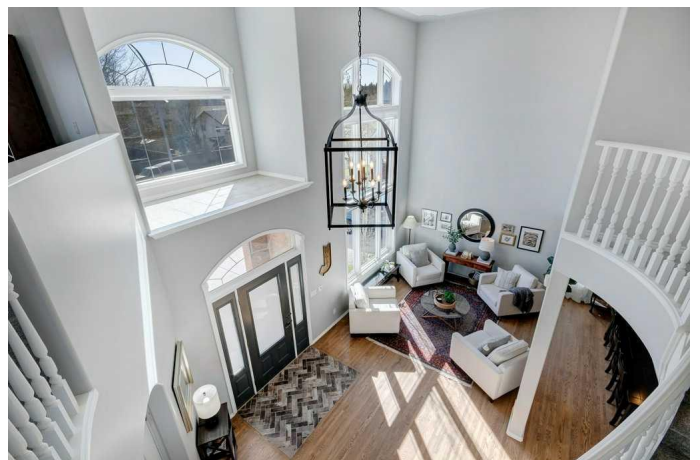
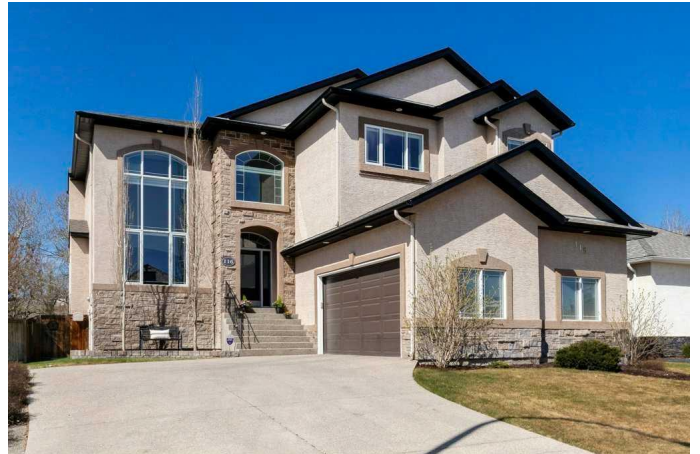
**\$1,220,000**

6 Bedroom, 4.00 Bathroom, 3,066 sqft

Residential on 0.18 Acres

Bow Meadows, Cochrane, Alberta

Tranquillity and distinction combine to create one of Cochrane's best hidden gems. This spectacular residence is perfectly positioned backing onto Jumping Pound Creek and a wooded environmental reserve. Recently remodelled, grandeur and sophistication are showcased throughout the 4,400 sq. ft of living space. Dramatic 20' vaulted ceilings and floor to ceiling windows provide an abundance of natural light, while the magnificent open-to-above spiral staircase creates a noteworthy first impression as guests enter the home. Enjoy the view from the stunning kitchen featuring built in ovens, gas cooktop, expansive quartz countertops and breakfast bar island. The kitchen opens to a breakfast nook and family room, perfect for family time or entertaining guests. The walk-through pantry conveniently provides a second access to the main floor laundry room and oversized garage. The main floor also offers a den with a fireplace and magazine worthy dining room. Take the grand, spiral staircase up to the second floor and admire the picturesque views and appreciate the privacy from the primary bedroom or enjoy the elegant, newly remodelled ensuite with glass shower, double sinks and soaker tub. A total of four bedrooms up, along with a bright, open bonus room and additional five piece bathroom complete the top floor. The walkout lower level offers a cosy recreation area complete with a large bar and two additional bedrooms. Walk out to a perfectly landscaped oasis of a backyard,



where maintenance is a breeze with underground irrigation. Enjoy an evening gathered around the fire pit or enjoy the peace and serenity from the upper deck, recently upgraded with new vinyl decking and frameless glass railing. The striking presence of the exterior offers a combination of stone, stucco, new asphalt shingles and extended aggregate driveway with steps leading you to the grand front entrance.

Built in 2000

### Essential Information

MLS® #	A2218549
Price	\$1,220,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,066
Acres	0.18
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 Bow Meadows Drive
Subdivision	Bow Meadows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1N3

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Insulated, Off Street, Oversized, Aggregate, Garage Faces Side

# of Garages 2

## Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Den, Double Sided

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, BBQ gas line, Dog Run, Fire Pit, Private Entrance, Private Yard

Lot Description Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, No Neighbours Behind, Street Lighting, Underground Sprinklers, Views, Wooded

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning R-LD

## Listing Details

Listing Office The Real Estate District

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