



## 42 Bow Meadows Drive Cochrane Alberta

\$950,000

Welcome to 42 Bow Meadows Drive, a rare opportunity to own a walkout bungalow backing directly onto the Bow River. Nestled on one of Cochrane's most desirable streets, this home offers breathtaking, uninterrupted views of the river, mature trees, and peaceful greenspace. Offering 1,554 square feet on the main floor, this well designed bungalow features vaulted ceilings that frame the stunning views from the main living spaces. The spacious layout includes a large kitchen, formal dining room, bright home office, 2 piece guest bathroom, and a primary bedroom with its own ensuite. The fully finished walkout basement adds two additional bedrooms, a large rec room, a 4 piece bathroom, and ample storage space -- perfect for guests, hobbies, or family movie nights. Step outside your back door and onto Cochrane's extensive network of river pathways, ideal for peaceful morning walks, evening wildlife sightings, or simply soaking in the natural beauty. Bow Meadows is known for its quiet streets, friendly neighbours, and unmatched access to nature. Well-maintained and ready for its next chapter, this home is a rare offering in a truly exceptional location. Don't miss your chance to experience riverfront living at its finest. (id:6769)

4pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 11.33 Ft x 14.83 Ft

Bedroom 13.25 Ft x 12.75 Ft

Recreational, Games room 30.67 Ft x 22.83 Ft

Furnace 9.50 Ft x 17.33 Ft

2pc Bathroom 5.58 Ft x 4.92 Ft

4pc Bathroom 10.42 Ft x 13.00 Ft

Dining room 11.25 Ft x 13.17 Ft

Dining room 10.08 Ft x 11.75 Ft

Foyer 11.67 Ft x 13.25 Ft

Kitchen 14.50 Ft x 14.83 Ft

Laundry room 6.83 Ft x 7.67 Ft

Living room 14.75 Ft x 12.83 Ft

Office 10.92 Ft x 10.92 Ft

Primary Bedroom 17.25 Ft x 12.17 Ft

Listing Presented By:



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CIR Realty

<https://nickydolan.cirrealty.ca/>



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