

# \$694,000 - 24 Bow Close, Cochrane

MLS® #A2239337

**\$694,000**

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.23 Acres

Bow Meadows, Cochrane, Alberta

Discover a truly exceptional opportunity at 24 Bow Close, a charming character home nestled on an amazingly huge and private 9,000+ sq ft lot, perfectly situated in a quiet cul-de-sac. This property represents a rare offering in the market, as homes in this highly desirable location with lots like these do not come up for sale often. This is a unique find, offering unparalleled outdoor living and incredible potential to create your personalized dream home.

The private, park-like backyard is undeniably jewel of this listing, boasting massive, mature trees that provide a serene canopy, an expansive yard with a truly oversized deck. This generous outdoor space is perfectly suited for entertaining, lively family gatherings, or simply unwinding, creating an idyllic escape right at home.

Inside, this character-filled home offers a fantastic canvas for your personal touches and design aspirations. The thoughtfully laid-out main floor features a large, dedicated front office, ideal for remote work or a quiet study area, along with convenient main floor laundry. The heart of the home is a wide-open kitchen that seamlessly flows into a spacious and inviting living room. Both the living room and the adjacent dining area provide direct, easy access to the deck, effortlessly extending your living space outdoors and fostering a indoor-outdoor lifestyle. A cozy main floor



fireplace adds warmth, charm, and a focal point for relaxation.

The upper level offers three generous bedrooms, ensuring ample space for family or guests. The highlight is the expansive primary bedroom, complete with an oversized ensuite bathroom. The wide-open, unfinished basement presents an exciting and flexible blank slate, awaiting your creative development ideas. Whether you envision a state-of-the-art home gym, a comfortable media room, additional bedrooms, or a vibrant recreational space, the possibilities are limitless. A large attached garage with a convenient side door provides ample parking and substantial storage solutions.

Beyond the property itself, the location is truly unbeatable. Tucked away in a quiet area within the highly sought-after community of Bow Meadows, you are just steps away from the scenic Bow River and its extensive network of walking paths, sprawling soccer fields, and much more. This prime location offers the perfect blend of privacy and accessibility to nature and amenities, making it an ideal place to call home. Given its desirability, properties in this area tend to sell quickly, so don't miss your opportunity to own this exceptional home.

Built in 1997

**Essential Information**

MLS® #	A2239337
Price	\$694,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733

Acres	0.23
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	24 Bow Close
Subdivision	Bow Meadows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T0L 0W3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, See Remarks, Stone Counters, Vinyl Windows
Appliances	Dryer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Many Trees, Private, Secluded, Treed, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 12th, 2025  
Days on Market            8  
Zoning                      R-LD

**Listing Details**

Listing Office              Royal LePage Benchmark

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