



GRASSROOTS

REALTY GROUP

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**120 Bow Meadows Drive
Cochrane, Alberta**

MLS # A2300856



\$950,000

Division:	Bow Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Air Conditioner, Garage Remote(s), Window Coverings, Pool Table + Accessories

Welcome to this beautifully maintained, original-owner home in the highly sought-after community of Bow Meadows—offering the rare advantage of no neighbours behind, backing the Jumping Pound Creek, and a sunny west-facing backyard designed for privacy and evening enjoyment. Thoughtfully crafted for both everyday living and entertaining, this home features 4 spacious bedrooms and 3.5 bathrooms across a well-designed layout that blends timeless finishes with functional upgrades. The bright, open-concept kitchen is the heart of the home, showcasing granite countertops, a prep sink in the island, custom drawer storage, and premium stainless steel appliances—perfect for those who love to cook and host. The adjoining living room invites you to unwind with its floor-to-ceiling tiled corner gas fireplace, built-in bookcases, and custom media cabinetry, while the front dining room offers an elegant space for family gatherings. A main floor office/den provides flexibility for work or study, and the thoughtfully designed mudroom ensures seamless organization from the oversized (23' x 23') double attached garage. Upstairs, the generous primary retreat is a true standout, featuring large windows, a walk-in closet, and a luxurious 5-piece ensuite with a corner soaker tub. Two additional oversized bedrooms and a full bathroom complete the upper level. The fully finished walkout basement expands your living space with a fourth bedroom, full bath, and an inviting recreation area complete with wet bar and games space—ideal for entertaining or relaxing nights at home. A dedicated laundry room with built-in cabinetry and sink adds everyday convenience. Step outside to enjoy the newer composite deck, stunning professionally landscaped and very private yard, and direct access to your private outdoor oasis. With no rear neighbours, this space

offers a rare sense of peace and openness. Additional highlights include rich hardwood flooring throughout, an oversized double attached garage with workbench, and a meticulously cared-for interior—this home has been pet-free and smoke-free, offering a clean and well-preserved living environment. Located just steps from the scenic Bow River pathways, ponds, and rolling hills, this home combines natural beauty with a welcoming community atmosphere—making it the perfect place to call home. Backyard privacy, walkout basement, and nothing left to do—welcome to your Bow Meadows retreat.