

# \$869,900 - 16 Bow Point, Cochrane

MLS® #A2214005

**\$869,900**

4 Bedroom, 3.00 Bathroom, 1,888 sqft

Residential on 0.19 Acres

Bow Meadows, Cochrane, Alberta

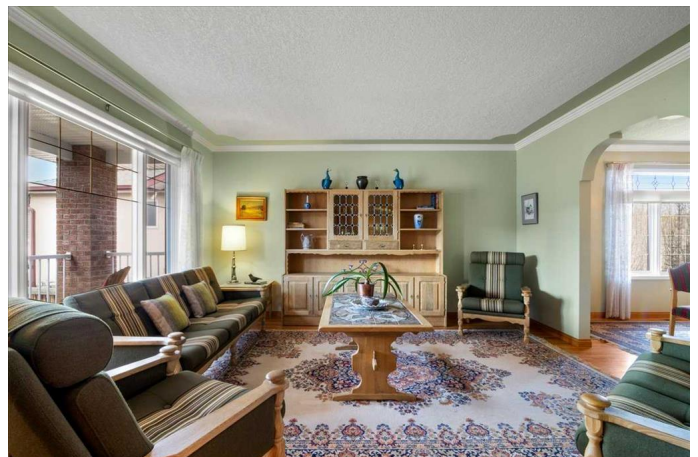
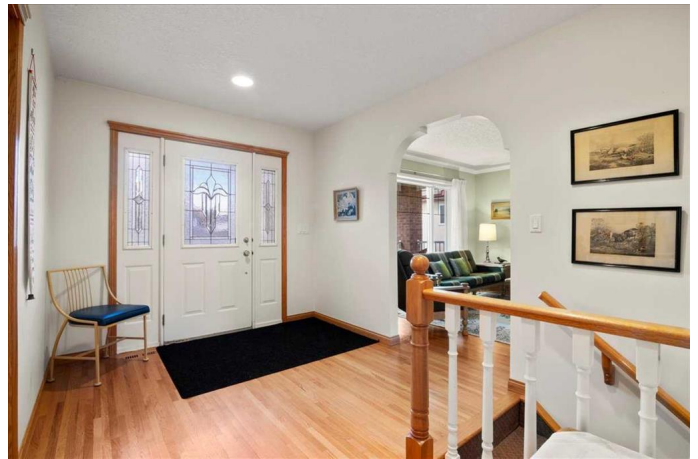
\*\*\*OPEN HOUSE\*\*\* Saturday, April 26th

12:00-3:00\*\*\*

Charming

CUSTOM BUNGALOW in Bow Meadows â€“  
BACKING ONTO THE BOW RIVER &  
PATHWAY.

Offered for the very first time by the ORIGINAL OWNERS, this beautifully crafted 1888 sq ft bungalow is a rare gem nestled in the heart of Bow Meadows. Backing directly onto the picturesque Bow River and the extensive pathway system, this home offers unmatched access to nature, just STEPS FROM PLAYGROUNDS, SOCCER FIELDS, and a SHORT WALK or BIKE RIDE INTO TOWN. Lovingly custom-built, this home showcases TIMELESS CRAFTSMANSHIP throughout, with SOLID OAK HARDWOOD floors and TRIM, SCULPTED ARCHWAYS, and elegant CROWN MOLDING in the formal living and dining rooms. The main floor features 2 SPACIOUS BEDROOMS, a FULL BATH, and a 3-PC ENSUITE with a WALK-IN CLOSET, along with a convenient MAIN FLOOR LAUNDRY complete with overhead cabinets and a sink for added convenience. The kitchen features white cabinets, GRANITE countertops, a corner pantry, and VIEWS of the RIVER VALLEY. The adjacent family room includes extensive BUILT-IN WOODWORK, creating a warm and inviting space, while the MAIN FLOOR OFFICE offers the perfect spot to work from home. The basement adds even more living space, complete with IN-FLOOR



HEATING beneath 2 generously sized BEDROOMS and a 4-piece bath. A separate unfinished area with forced-air heating includes a WORKSHOP and ample storage, with DIRECT ACCESS TO THE GARAGE—ideal for future development or hobby space. Outdoors, enjoy your private oasis with a garden area, a COVERED DURA DECK, and a POURED CONCRETE WALKWAY leading to a HEATED and POWERED SHED built to match the home—complete with ATTACHED DOG RUNS. Whether you're a gardener, hobbyist, or pet lover, the possibilities for this versatile outbuilding are endless. This is a rare opportunity to own a ONE-OF-A-KIND HOME in one of Cochrane's most desirable neighborhoods, with DIRECT ACCESS TO THE BOW RIVER PATHWAY system and all the natural beauty the area has to offer.

Built in 1996

**Essential Information**

MLS® #	A2214005
Price	\$869,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,888
Acres	0.19
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	16 Bow Point
Subdivision	Bow Meadows

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1M8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	River Access

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Dog Run, Garden, Private Yard, Kennel
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Creek/River/Stream/Pond, Dog Run Fenced In, Environmental Reserve
Roof	Clay Tile
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Zoning	R-LD

### Listing Details

Listing Office	eXp Realty
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