

# \$690,000 - 15 Meadow Way, Cochrane

MLS® #A2205062

**\$690,000**

4 Bedroom, 3.00 Bathroom, 1,958 sqft  
Residential on 0.15 Acres

Bow Meadows, Cochrane, Alberta

Welcome to 15 Meadow Way, nestled in the highly sought-after Bow Meadows community! This stunning 2-storey home beautifully blends modern features with classic charm, making it the perfect place for a growing family. With central air conditioning (2021), a rubber roof boasting a warranty until 2063, 8 windows with special UV protection film, and a new furnace in 2022 so you can rest easy knowing your investment is protected. Step inside, and you'll immediately be greeted by a cozy den, ideal for a home office or quiet reading space. The main level also features a convenient laundry room that leads into an oversized double garage, spacious enough to accommodate a 2500-series truck. The heart of the home is the expansive open-concept living area, flooded with natural light from large windows and vaulted ceilings that create an airy, inviting atmosphere. The kitchen is completed with newer stainless steel appliances, a large island perfect for casual dining, and a spacious pantry for all your culinary needs. Upstairs, you'll find three generously sized bedrooms, in addition to a beautiful master suite. The primary bedroom offers stunning French doors leading to a spa-like 4-piece ensuite with a jacuzzi tub, stand-up shower, and a walk-in closet that will make organization a breeze. The basement features 9-foot ceilings and is ready for your personal touch, with a bathroom rough-in awaiting your design ideas. But the true highlight of this home is the breathtaking backyard.



Surrounded by mature trees, it offers the ultimate in privacy and tranquility, making it the perfect place to relax or watch the kids play on a warm summer day. Homes like this area are rare – don't miss out on the opportunity to make it yours! Book your showing today and discover all the charm and potential this home has to offer.

Built in 1997

### **Essential Information**

MLS® #	A2205062
Price	\$690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,958
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 Meadow Way
Subdivision	Bow Meadows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1N1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Open Lot, Private, Many Trees
Roof	Rubber
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	10
Zoning	R-LD

## Listing Details

Listing Office	Royal LePage Benchmark
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