



THE
A-TEAM

**RE/MAX
FIRST**

4 BOW Court, Cochrane T4C 1M8

MLS® #: **A2158852** Area: **Bow Meadows** Listing Date: **09/04/24** List Price: **\$654,900**
 Status: **Active** County: **Rocky View County** Change: **-\$5k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **6,479 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,290**
 Low Sqft:
 Ttl Sqft: **1,290**

DOM

78
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Environmental Reserve,No Neighbours Behind,Irregular Lot,Street Lighting,Pie Shaped Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),High Ceilings,Laminate Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`6" x 6`7"	Living Room	Main	18`0" x 12`7"
Kitchen	Main	11`2" x 12`11"	Dining Room	Main	11`3" x 12`11"
Bedroom	Main	9`11" x 10`3"	Bedroom	Main	9`2" x 10`3"
4pc Bathroom	Main	8`11" x 4`11"	Bedroom - Primary	Main	11`0" x 13`9"
4pc Ensuite bath	Main	8`1" x 4`11"	Storage	Basement	10`4" x 9`1"

Family Room	Lower	26`0" x 19`11"	Bedroom	Lower	11`4" x 9`9"
Office	Lower	10`8" x 8`7"	2pc Bathroom	Lower	11`3" x 5`10"
Storage	Lower	11`5" x 9`0"	Laundry	Lower	11`5" x 16`0"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **9410667**

Zoning: **R-LD**

Remarks

Pub Rmks: **Welcome home to your bilevel - 4-bedroom, 3 bath home with a home office at 4 Bow Meadows Court in Cochrane. The upstairs of this wonderful home features hardwood flooring and a large living room with wood burning fireplace which allows for plenty of room for entertaining guests. The upstairs also includes 3 bedrooms with a large primary bedroom with 3-piece ensuite. The well layout kitchen is connected to the dining area and boasts views of your private south facing back yard. The downstairs features large windows and new carpet which makes this basement very livable. The large family room includes a gas fireplace to keep you warm on a chilly winter night. Rounding out the basement, there is a large home office/den and a larger bedroom along with a 2-piece bathroom and laundry room. This property is over 6400 square feet, with mature landscaping and no rear neighbors which provides you with privacy and is great for family BBQ's, entertaining, gardening, and for kids to play. The home also has an attached two car garage. When you pair this wonderful home with a great neighborhood you have an unbeatable combination! This home is located on a cul-de-sac in the desired Bow Meadows neighborhood. Bow Meadows has year-round recreation opportunities including nature reserves, pathways along the river, playgrounds, sport fields and it is close to downtown. It is a must see so stop by the open house or contact your Realtor® to book a private showing.**

Inclusions: **Shed**
 Property Listed By: **First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







