

15 Meadow Way
Cochrane, Alberta

MLS # A2205062



\$690,000

Division:	Bow Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Open Lot, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		
Inclusions:	none		

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.