

\$599,900 - 140 Southbow Village Way, Cochrane

MLS® #A2202572

\$599,900

3 Bedroom, 3.00 Bathroom, 1,889 sqft
Residential on 0.14 Acres

Southbow Landing, Cochrane, Alberta

Welcome to 140 Southbow Village Way in Cochrane, a beautifully designed half-duplex with a double-attached garage, a side entrance, and zoning for a legal suite, all with no condo fees, making this an incredible investment in both lifestyle and future potential. Built by Daytona Homes, this thoughtfully crafted home offers modern design, smart functionality, and quality craftsmanship in a sought-after community. Stepping inside, youâ€™re greeted by a spacious mudroom on the left complete with a large closet for easy storage and organization. This area is joined by a convenient two-piece bathroom, perfect for guests. Moving toward the back of the home, a bright, open staircase leads upstairs, creating an inviting flow through the main level. The heart of the home features a spacious kitchen with a central island seamlessly connecting to the great room and eating nook, making it the perfect space for entertaining or everyday family life. Upstairs, the layout continues to impress with a dedicated laundry area in the hall, adding convenience to daily routines. At the rear of the home, two well-sized bedrooms share a three-piece bathroom, providing comfort and privacy for family members or guests. Separating the bedrooms from the primary suite, a large bonus room offers flexibility as a media space, playroom, or home office. At the front of the home, the primary suite is a true retreat, featuring a luxurious five-piece ensuite with dual sinks, a soaker tub, a separate



shower, and a spacious walk-in closet. With its side entrance and zoning for a legal suite, this home is ideal for those looking to create additional income or accommodate multi-generational living. The double-attached garage provides secure parking and extra storage while the lack of condo fees means fewer restrictions and more financial freedom. Situated in the growing community of Southbow Landing with easy access to parks, walking paths, and everyday amenities, 140 Southbow Village Way is more than just a home, itâ€™s an opportunity. Built by Daytona Homes, known for their exceptional craftsmanship and customer care, this property is ready to meet your needs today and grow with you into the future. Schedule your private tour and see why this is the perfect place to call home.

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2202572 |
| Price | \$599,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,889 |
| Acres | 0.14 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 140 Southbow Village Way |
| Subdivision | Southbow Landing |

| | |
|-------------|-------------------|
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3J9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 109 |
| Zoning | R1 Suite |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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