

140 Southbow Village Way
Cochrane, Alberta

MLS # A2202572



\$599,900

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,889 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1 Suite
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

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, you'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, it'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.