

\$619,900 - 140 Southbow Village Way, Cochrane

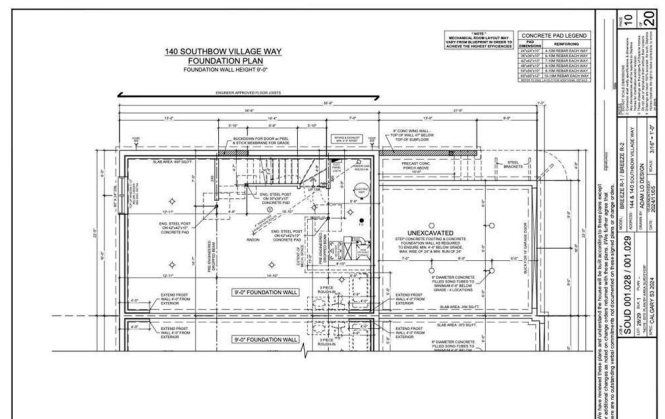
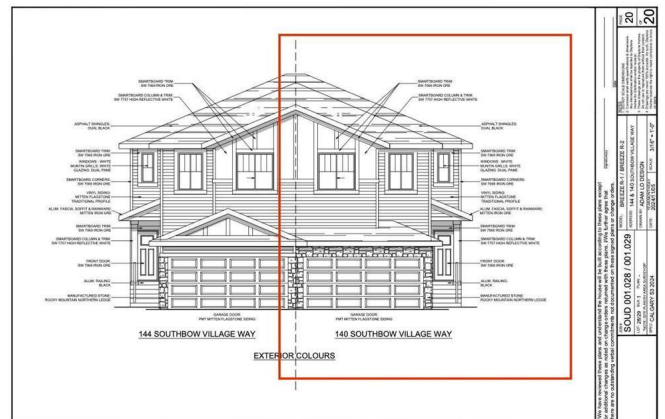
MLS® #A2202572

\$619,900

3 Bedroom, 3.00 Bathroom, 1,882 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, 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.

Built in 2025

Essential Information

MLS® #	A2202572
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,882
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	Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)
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	45
Zoning	R1 Suite
HOA Fees	400
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.