

# \$699,000 - 209 Southbow Drive, Cochrane

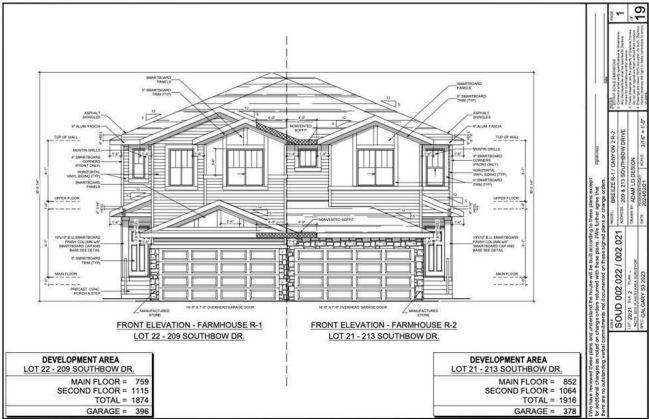
MLS® #A2265512

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,874 sqft  
Residential on 0.07 Acres

Southbow Landing, Cochrane, Alberta

Welcome to 209 South Bow Drive in Cochrane, a beautifully crafted two-storey home by Daytona Homes offering nearly 1,900 sq. ft. of thoughtfully designed living space plus a fully finished legal basement suite with a separate entrance. The main floor features a bright open layout centered around a modern kitchen with a large island, flush eating bar, and spacious pantry. The kitchen overlooks the dining nook, which opens onto a rear deck, and flows seamlessly into the inviting great room, perfect for gatherings and everyday living. Between the walk-in foyer and the mudroom off the double attached garage, you™ll find a convenient two-piece bathroom, completing a practical and welcoming main level. Upstairs, the front of the home hosts a generous primary bedroom with a walk-in closet and a luxurious five-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. A central bonus room separates the primary suite from two spacious bedrooms at the rear, which share a four-piece bathroom, while a hallway laundry area adds modern convenience. The fully developed legal basement suite provides exceptional flexibility for multi-generational living or future rental income, complete with its own entrance and full amenities. Built by Daytona Homes, a trusted builder known for exceptional craftsmanship, enduring quality, and genuine care for homeowners and realtors alike, this property delivers remarkable comfort, value, and versatility in one of Cochrane™s most



desirable areas.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265512               |
| Price          | \$699,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,874                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 209 Southbow Drive |
| Subdivision | Southbow Landing   |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3J3            |

**Amenities**

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

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator |
| Heating           | Forced Air                                                             |
| Cooling           | None                                                                   |
| Has Basement      | Yes                                                                    |

Basement                      Full, Suite

**Exterior**

Exterior Features      None  
Lot Description        Back Yard, Interior Lot, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 18th, 2025  
Days on Market        2  
Zoning                    R-MX

**Listing Details**

Listing Office            Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.