

# \$599,900 - 116 Southbow Village Way, Cochrane

MLS® #A2217538

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,926 sqft  
Residential on 0.14 Acres

Southbow Landing, Cochrane, Alberta

Welcome to 116 Southbow Village Way in Cochrane, a stylish and functional half-duplex offering over 1,900 square feet of thoughtfully designed living space. Built by Daytona Homes, this home features a double-attached garage, a separate side entrance with legal suite zoning, and no condo fees, making it an excellent choice for homeowners looking for both comfort and long-term value in a rapidly growing community.

As you enter, you're welcomed by a spacious mudroom with a generous closet, that leads into the pantry. Perfect for keeping everyday essentials organized and out of sight. Just steps away is a convenient two-piece bathroom, ideally placed for guests. A bright, open staircase draws you further into the home, where the main floor opens up into a seamless living area designed for connection and ease. At the heart of it all, a modern kitchen with a central island anchors the space, flowing directly into the great room and dining nook at the rear of the home. Whether you're hosting guests or enjoying a quiet evening, this open-concept layout delivers the flexibility and flow today's families are looking for.

Upstairs, you'll find two well-sized bedrooms, sharing a four-piece bathroom, making them ideal for kids, guests, or roommates. A dedicated laundry area in the hallway adds convenience to your everyday routine. Dividing the secondary bedrooms from the primary suite at the front, a large central bonus room



offers valuable flex space for a media room, office, or cozy lounge. The primary suite itself is a bright and calming retreat, complete with a five-piece ensuite featuring dual sinks, a soaker tub, a separate shower, and a walk-in closet with ample storage.

What sets this home apart is its side entrance and zoning for a future legal suite, offering the potential for rental income or a separate living space for extended family. Add in the double-attached garage and the freedom of no condo fees, and you've got a home that truly checks every box.

Located in Southbow Landing, one of Cochrane's most exciting new communities, residents enjoy access to scenic walking paths, green spaces, and convenient amenities, all while being just a short drive from Calgary. With Daytona Homes' commitment to quality construction and customer satisfaction, 116 Southbow Village Way is more than just a home, it's a smart investment in your future. Book your private tour today and imagine the possibilities.

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2217538               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,926                  |
| Acres          | 0.14                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 116 Southbow Village Way |
| Subdivision | Southbow Landing         |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 3J9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s), Bathroom Rough-in, Open Floorplan |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Electric Stove, Microwave                                     |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

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

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 75            |
| Zoning         | R-Mx          |

## Listing Details

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



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