



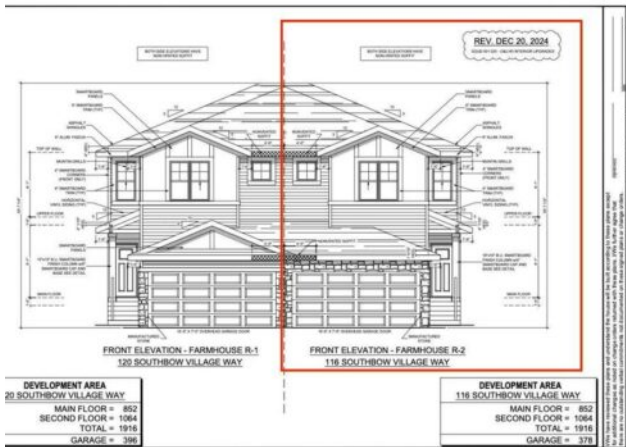
**GRASSROOTS**  
REALTY GROUP

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**116 Southbow Village Way  
Cochrane, Alberta**

**MLS # A2217538**

**\$589,900**



Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,926 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, Interior 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:	R-Mx
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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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's 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.