



**GRASSROOTS**  
REALTY GROUP

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**136 Southbow Village Way  
Cochrane, Alberta**

**MLS # A2257256**



**\$597,400**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Valmore 4 – a bright, stylish home with thoughtful details throughout. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The executive kitchen features built-in stainless steel appliances and a gas cooktop. It also includes a fridge with water and ice dispenser, a walk-in pantry, and a waterfall island edge. Pendant lighting above the island adds a stylish finishing touch. The great room is warmed by an electric fireplace, and the home is flooded with natural light from many windows. Upstairs, enjoy a luxurious 5-piece ensuite with soaker tub, walk-in shower, and tile flooring in all bathrooms. Finished with paint grade railing and elegant iron spindles for a modern touch. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.