



GRASSROOTS
REALTY GROUP

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**128 Southbow Village Way
Cochrane, Alberta**

MLS # A2257578



\$613,500

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,841 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Hogan 4 – a home designed for comfort and style. 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 offers built-in stainless steel appliances and a spacious walk-through pantry. The great room features an electric fireplace and is filled with natural light from many windows. Upstairs, the bonus room provides extra space for relaxing or entertaining. The luxurious 5-piece ensuite includes a walk-in shower and a soaker tub for a spa-like retreat. Thoughtful design and bright, open living make this home a standout. 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.