



GRASSROOTS
REALTY GROUP

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**209 Southbow Drive
Cochrane, Alberta**

MLS # A2265512



\$699,000

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,874 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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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.