



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**213 Southbow Drive
Cochrane, Alberta**

MLS # A2273092



\$599,900

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,916 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:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions:	N/A
--------------------	-----

Welcome to this bright and welcoming home in Southbow Landing, designed with families in mind. The main floor offers a comfortable open layout where everyone can stay connected. The kitchen features a walk-through pantry for easy storage, a spacious island, and a cozy dining nook that’s perfect for everyday meals. The great room is open and inviting, giving you plenty of space to relax or entertain. Upstairs, the bonus room creates a natural second living area for movie nights, playtime, or a quiet reading spot. The primary bedroom is a peaceful retreat with its own ensuite and walk-in closet. Two more good-sized bedrooms, a full bathroom, and convenient laundry complete the upper floor, giving everyone the space they need. With 3 bedrooms, 2.5 bathrooms, and a layout that truly works for busy households, this home delivers comfort, function, and room to grow. Located in a friendly new community with parks and pathways nearby, it’s a great place to put down roots.