



**GRASSROOTS**  
REALTY GROUP

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**63 Southbow Village Way  
Cochrane, Alberta**

**MLS # A2273096**

**\$609,900**



<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

This brand-new half duplex in Cochrane's Southbow Landing is fully completed and move-in ready, offering a spacious layout that's built for real life and a built in mortgage helper in the form of a fully developed LEGAL suite ! The main floor delivers an open, bright footprint, a large foyer leads straight into a clean, modern kitchen with a functional island, plenty of prep space, and an easy flow into the dining nook and great room. The living area is anchored by a sleek electric fireplace and framed by oversized windows that pull in natural light all day. Direct access to the rear deck gives you smooth indoor-outdoor living without hassle. Upstairs, the layout is dialed in. A versatile loft sits at the center and works as a second living space, home office, kids zone, or media room. The primary bedroom is generous in size and includes a well-finished ensuite with a walk-in shower and double vanity. Two additional bedrooms and another full bathroom complete the upper floor, giving families or shared living setups exactly what they need. The basement is designed with a separate side entry and is already planned for a one bedroom suite layout, offering massive potential for future income, multi-generational living, or added flexibility. With the 9 foot foundation height, proper bathroom rough-ins, dedicated living room, full kitchen area, and bedroom placement already mapped out, the heavy lifting is done. A double attached garage adds the convenience buyers expect while the exterior shows clean, modern farmhouse lines that give the home strong curb appeal. Because this property is brand new, you get untouched systems, fresh materials, and zero renovation headaches. Southbow Landing is shaping up fast and is one of Cochrane's most promising new communities. Walkable pathways, planned parks, and future amenities makes this location

ideal for anyone wanting both convenience and long-term upside. This home delivers serious value.