132 Southbow Village Way
Cochrane, Alberta

MLS # A2282654

$569,050

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,623 sq.ft.	**Age:**	2026 (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	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-MX
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Valmore 4 by Sterling Homes Calgary. 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. Built to 2025 specifications, this home features LVP throughout the main floor and all wet areas, triple-pane and additional windows, and a gas fireplace with floor-to-ceiling tile. The executive kitchen offers built-in stainless steel appliances, gas cooktop, fridge with water and ice, a peninsula layout with waterfall island edge, walk-in pantry, and Quartz countertops with undermount sinks. The primary bedroom includes a 5-piece ensuite with soaker tub, tiled walk-in shower with niche, and stylish finishes. With 9' basement wall height and a BBQ gas line rough-in, this home delivers comfort, efficiency, and modern design. 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 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.