



GRASSROOTS
REALTY GROUP

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124 Southbow Village Way
Cochrane, Alberta

MLS # A2283420



\$592,500

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,841 sq.ft.	Age:	2025 (1 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, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Hogan 4 - a beautifully crafted home designed for modern comfort and style. Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. The executive kitchen takes center stage with a gas cooktop, stainless steel built-in appliances, chimney hood fan, waterfall-edge island and elegant pendant lighting, seamlessly connected to a walk-through pantry for added convenience. LVP flooring flows throughout the main floor and wet areas, offering both durability and contemporary appeal. An inviting electric fireplace anchors the main living space, while additional windows throughout the home fill it with natural light. Retreat to the spacious primary bedroom featuring a luxurious 5-piece ensuite, creating the perfect blend of function and relaxation in this thoughtfully designed home. 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 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.