



**136 Southbow Village Way
Cochrane, Alberta**

MLS # A2292762



\$547,000

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| Division: | Southbow Landing | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,620 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, Interior Lot, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home | | |
| Inclusions: | N/A | | |

Welcome to the Valmore 4 by Sterling Homes, a long-standing Alberta builder with over 70 years of experience known for quality craftsmanship and thoughtful design. Located in the growing community of Southbow Landing, this move-in ready home sits just steps from parks and green space, with convenient access to schools, shopping, restaurants, the Bow River pathways, and Highway 1 for Calgary commuters. Inside, the main floor is bright and welcoming with large windows and a great room anchored by an electric fireplace. The executive kitchen is designed for both everyday living and entertaining, featuring a waterfall island, walk-in pantry, pendant lighting, and a full stainless steel appliance package including a gas cooktop. The double attached garage is also easily accessible off the entry way. Upstairs, the layout is both practical and spacious. A central bonus room provides that extra living area often missing in duplex homes. The primary suite features a 5-piece ensuite with a soaker tub, walk-in shower, and tile flooring. Two additional well-sized bedrooms, 4-piece bathroom, and convenient upper-floor laundry complete the level. The backyard offers plenty of space for a future deck, trampoline, garden, or room to simply enjoy the outdoors. Built Green certified, the home includes triple-pane windows, a high-efficiency furnace, solar chase for future solar installation, and an electric vehicle charger rough-in. Smart home features include a programmable thermostat, Ring doorbell camera, smart front door lock, motion-activated switches, and an Amazon Alexa touchscreen hub. A well-designed, energy-efficient home in one of Cochrane's newest communities, now ready for its first owners.