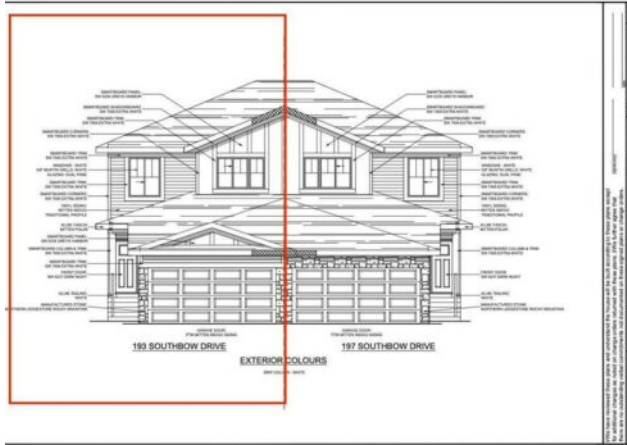




**193 Southbow
Cochrane, Alberta**

MLS # A2191098

\$589,900



Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,645 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:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 193 Southbow Drive, a beautifully crafted 3-bedroom, 2.5-bathroom side-by-side duplex in the desirable community of Southbow Landing, Cochrane, built with the quality and attention to detail that Daytona Homes is known for. This thoughtfully designed home offers an open-concept main floor, where the great room flows seamlessly into the dining nook and modern kitchen, creating a bright and inviting space for both everyday living and entertaining. The patio doors lead to the backyard, offering easy access to outdoor enjoyment, while the double attached garage provides year-round convenience. Upstairs, a spacious loft area adds flexibility to the home, perfect for a home office, playroom, or second living space. The primary suite is a private retreat, featuring a 4-piece ensuite and a generously sized closet, while two additional bedrooms and a 3-piece main bathroom ensure ample space for family or guests. The unfinished basement presents endless possibilities for future development, allowing you to customize the space to suit your needs. Located in Southbow Landing, this home offers the perfect blend of small-town charm and modern convenience, with easy access to parks, pathways, schools, and local amenities, all while being just a short drive to Calgary. With Daytona Homes's reputation for exceptional craftsmanship and customer service, 193 Southbow Drive is a fantastic opportunity to own a stylish and well-designed home in one of Cochrane's most sought-after communities. Book your showing today!