

# \$604,900 - 181 Southbow Drive, Cochrane

MLS® #A2201986

**\$604,900**

3 Bedroom, 3.00 Bathroom, 1,648 sqft  
Residential on 0.14 Acres

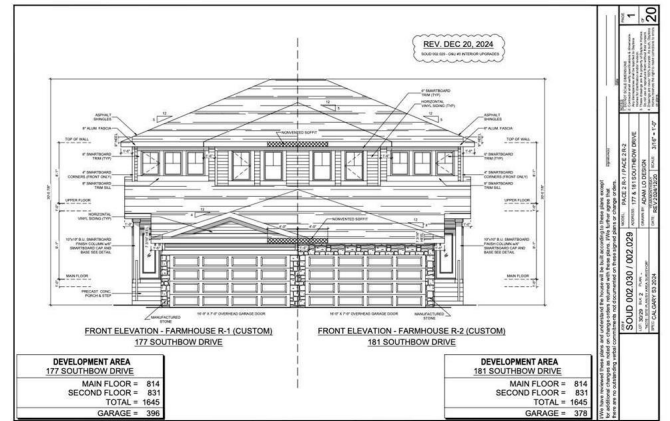
Southbow Landing, Cochrane, Alberta

Welcome to 181 South Bow Drive in Cochrane, a beautifully designed half-duplex built by Daytona Homes, offering modern living with the added benefit of a separate entrance for a potential legal suite in the future.

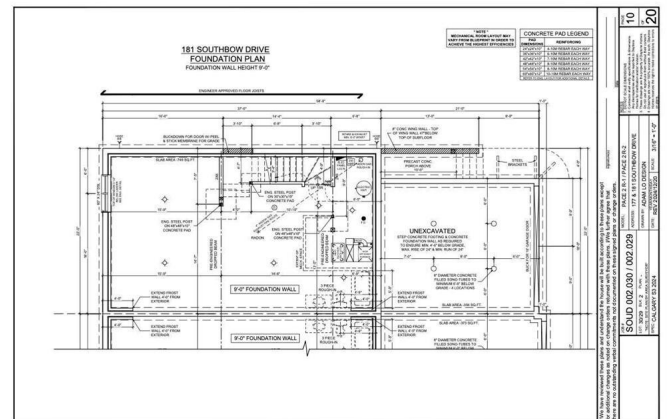
Thoughtfully designed with over 1,600 square feet, this three-bedroom, two-and-a-half-bathroom home delivers style, functionality, and flexibility for homeowners looking to maximize their space.

The main floor welcomes you with a practical mudroom and a two-piece bathroom just off the entrance, ensuring a smooth transition from the outdoors. Moving further inside, the home opens up into a stunning open-concept living area where the kitchen, great room, and nook blend seamlessly. The spacious kitchen features a large island with plenty of prep space, modern finishes, and a direct connection to the dining area, making it perfect for entertaining. Overlooking it all, the great room offers a cozy and inviting space with a sleek electric fireplace, adding warmth and ambiance to the heart of the home.

Upstairs, a loft-style flex space at the top of the stairs provides a versatile area that can be used as a home office, reading nook, or play space. At the front of the home, two well-sized bedrooms offer comfort and privacy, separated by a three-piece bathroom and a dedicated laundry and linen room for added convenience. Tucked away at the back, the primary bedroom serves as a peaceful retreat, complete with a walk-in closet and a four-piece



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ensuite, featuring a walk-in shower and elegant finishes.

The separate entrance to the basement makes this home an ideal candidate for a future legal suite, offering an excellent opportunity for rental income, multi-generational living, or additional space tailored to your needs. The double attached garage at the front ensures ample parking and storage, while the home's modern design and high-quality craftsmanship make it a standout in Cochrane's growing community.

Built by Daytona Homes, known for their exceptional customer service and commitment to quality, 181 South Bow Drive is more than just a home—it's an investment in smart, future-ready living. Whether you're looking for a stylish family home or the added potential of a legal suite, this half-duplex offers the best of both worlds. Schedule your private tour today and see what makes this home truly special.

Built in 2025

### Essential Information

MLS® #	A2201986
Price	\$604,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	181 Southbow Drive
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4X 3J9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, City Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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