



shower, and a spacious walk-in closet. With its side entrance and zoning for a legal suite, this home is ideal for those looking to create additional income or accommodate multi-generational living. The double-attached garage provides secure parking and extra storage while the lack of condo fees means fewer restrictions and more financial freedom. Situated in the growing community of Southbow Landing with easy access to parks, walking paths, and everyday amenities, 140 Southbow Village Way is more than just a home, it's an opportunity. Built by Daytona Homes, known for their exceptional craftsmanship and customer care, this property is ready to meet your needs today and grow with you into the future. Schedule your private tour and see why this is the perfect place to call home.

Built in 2025

### Essential Information

MLS® #	A2202572
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,882
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	140 Southbow Village Way
Subdivision	Southbow Landing

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3J9

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	38
Zoning	R1 Suite
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
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