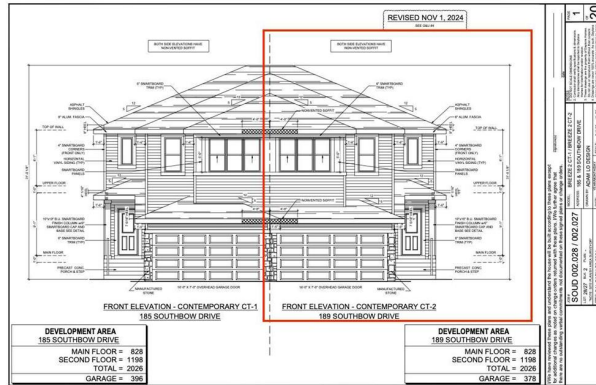


189 SOUTHBOW Drive, Cochrane T4C 3J3

MLS® #: **A2182444** Area: **Southbow Landing** Listing Date: **12/05/24** List Price: **\$689,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2025**
 Lot Information
 Lot Sz Ar: **2,550 sqft**
 Lot Shape:

Access: **Back Yard,City Lot,Low Maintenance Landscape,Interior Lot**
 Lot Feat: **Double Garage Attached**
 Park Feat:

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Other,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Basement	11`5" x 10`9"	Kitchen	Basement	9`4" x 10`4"
Living Room	Basement	11`6" x 18`2"	3pc Bathroom	Basement	5`0" x 7`4"
Great Room	Main	11`10" x 13`0"	Nook	Main	11`4" x 10`0"
Kitchen	Main	11`1" x 9`2"	2pc Bathroom	Main	3`2" x 7`4"
Foyer	Main	7`0" x 9`8"	Mud Room	Main	6`6" x 8`3"
Bedroom	Second	10`0" x 11`4"	Bedroom	Second	10`0" x 11`4"
3pc Bathroom	Second	7`7" x 8`10"	5pc Ensuite bath	Second	16`4" x 7`8"
Bedroom - Primary	Second	14`8" x 17`0"	Bonus Room	Second	11`6" x 15`10"

Laundry

Second

7'0" x 7'5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312479

Zoning:
R1 Suite

Remarks

Pub Rmks:

Welcome to this beautifully designed 2000+ sq. ft. duplex, located in the highly sought-after community of Southbow Landing in Cochrane. Built by the esteemed Daytona Homes, celebrated for their exceptional craftsmanship and unparalleled customer service, this home offers a perfect combination of modern elegance, practicality, and versatility. With a fully finished basement suite, this property stands out as a unique opportunity for homeowners or investors. Step into the main floor, where functionality meets style. A double detached garage leads directly into a well-appointed mudroom, creating a seamless entry point for everyday convenience. From here, access the sleek and modern kitchen, a chef's dream with its high-end finishes, ample storage, and expansive counters. The kitchen opens up to the dining area and cozy living space, forming a central hub that's perfect for entertaining or spending quality time with loved ones. The thoughtfully designed flow ensures every inch of the main floor is as practical as it is inviting. What sets this home apart is the legal fully finished basement suite, complete with a separate entrance. This legal suite offers incredible flexibility, whether you're looking for an independent living space for extended family, a private retreat for guests, or a legal rental unit to generate additional income. It features a spacious living area, a comfortable bedroom, a stylish 3-piece bathroom, and a fully equipped kitchenette, ensuring whoever occupies the space will enjoy privacy and functionality. The upper floor is equally impressive, offering a well-balanced layout that caters to both relaxation and productivity. At its center is a generous bonus room, perfect for a play area, home office, or media room. The primary bedroom is a luxurious retreat, featuring a spa-like 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a roomy walk-in closet. Two additional bedrooms, thoughtfully separated from the primary suite by the bonus room, provide privacy and share a modern 3-piece bathroom, making this level ideal for families. Located in the vibrant and rapidly growing community of Southbow Landing, this home provides the best of both worlds: the tranquility of Cochrane's breathtaking natural surroundings and the convenience of being close to all modern amenities. The community itself is designed with families and active lifestyles in mind, offering parks, trails, and easy access to local shops and schools. With Daytona Homes' reputation for exceptional quality and customer care, this home is more than just a place to live—it's an opportunity to invest in your future. Whether you're looking for a family home with added income potential or an investment in one of Cochrane's most exciting new communities, this property is ready to meet your needs. Don't wait—schedule your viewing today and discover the possibilities!

Inclusions:
Property Listed By:

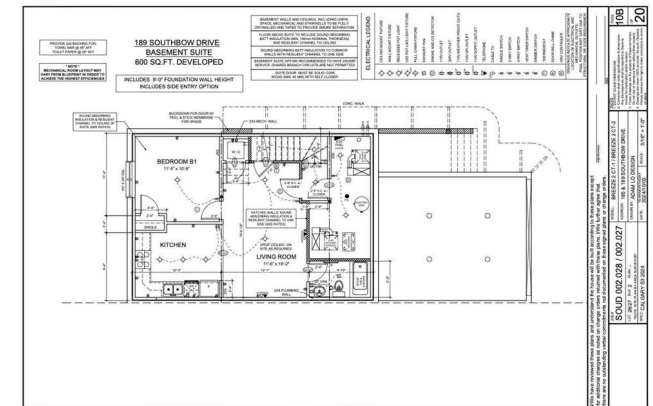
N/A
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

SOD 002.027
BREEZE II
BASEMENT SUITE



SOD 002.027
BREEZE II



10B	20
SOD 002.027 / 002.027	
189 SOUTHBOW DRIVE BASEMENT SUITE 600 SQ.FT. DEVELOPED	
INCLUDES: 8'0" FOUNDATION WALL HEIGHT INCLUDES: SIDE ENTRY OPTION	
ELECTRICAL LEGEND	
SHEET TITLE: FINISHES	
DATE: 08/20/2024	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
SCALE: 1/8" = 1'-0"	
PROJECT NO: 2312479	
SHEET NO: 10B	
TOTAL SHEETS: 20	

