

# \$599,900 - 181 Southbow Drive, Cochrane

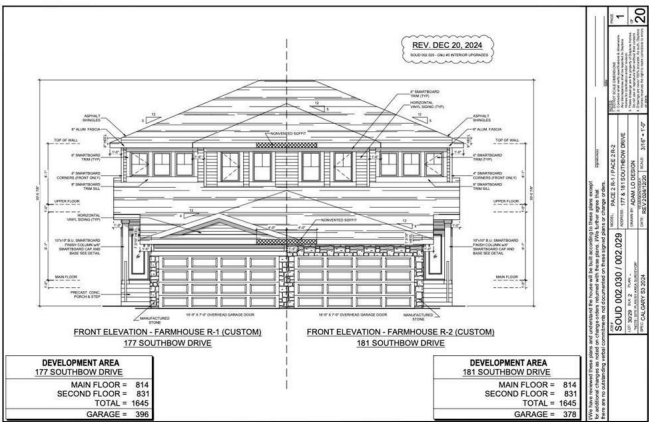
MLS® #A2201986

**\$599,900**

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          | \$599,900              |
| 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 | 54               |
| Zoning         | R-1              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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