

# \$669,900 - 113 Southbow Drive, Cochrane

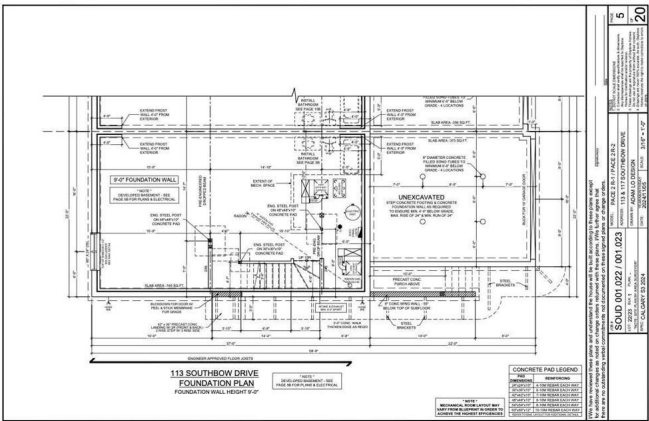
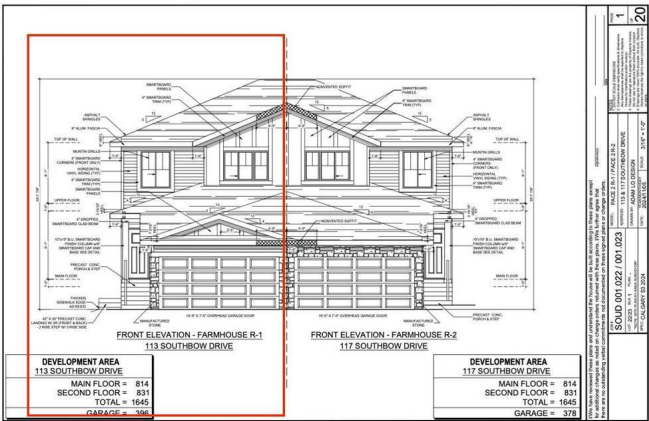
MLS® #A2217590

**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,645 sqft  
Residential on 0.07 Acres

Southbow Landing, Cochrane, Alberta

Welcome to 113 Southbow Drive in Cochrane, a beautifully designed three bedroom, two and a half bathroom home located in a growing and family-friendly neighborhood. This side-by-side duplex, built by Daytona Homes, offers a smart layout, modern finishes, and strong future potential thanks to its side entrance, double attached garage, and an unfinished basement with a bathroom rough-in. It's a fantastic option for buyers seeking comfort, flexibility, and lasting value. Step inside and you're welcomed by a bright, functional main floor that makes everyday living feel effortless. A two piece bathroom is conveniently located near the entry for guests, while the back of the home opens into a spacious kitchen with a large central island. Perfect for prepping, hosting, or casual dining, the island anchors the space and overlooks both the nook with patio doors and the great room. This open layout is ideal for gatherings and day-to-day life, with plenty of natural light and a warm, connected feel. Upstairs, a small loft area provides a versatile bonus space that could serve as a reading nook, homework station, or home office. A dedicated laundry room adds convenience, while two well-sized bedrooms share access to a nearby four piece bathroom. The primary bedroom is located at the front of the home and features its own four piece ensuite along with a generous walk-in closet that offers plenty of storage. The basement has a fully finished legal suite



with separate entrance, full washroom, bedroom, and complete kitchen. An amazing way to move into a nice home and get a mortgage helper. No need to buy a townhome when you can own this for similar payments after you factor in the rent you will collect. Located in Southbow Landing, one of Cochrane’s emerging communities, this home is close to parks, walking paths, schools, and local amenities while still offering an easy commute to Calgary. With quality construction from Daytona Homes and a layout designed for both today and tomorrow, 113 Southbow Drive is ready to welcome you home. Book your private showing and see why this one stands out.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2217590               |
| Price          | \$669,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,645                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 113 Southbow Drive |
| Subdivision | Southbow Landing   |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |

|             |         |
|-------------|---------|
| Postal Code | T4C 3J8 |
|-------------|---------|

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator                     |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full, Suite                                                                      |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Back Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 8             |
| Zoning         | R-1           |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.