

# \$592,150 - 136 Southbow Village Way, Cochrane

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MLS® #A2257256

**\$592,150**

3 Bedroom, 3.00 Bathroom, 1,623 sqft

Residential on 0.07 Acres

Southbow Landing, Cochrane, Alberta

Welcome to the Valmore 4 – a bright, stylish home with thoughtful details throughout. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home.

The executive kitchen features built-in stainless steel appliances and a gas cooktop. It also includes a fridge with water and ice dispenser, a walk-in pantry, and a waterfall island edge. Pendant lighting above the island adds a stylish finishing touch. The great room is warmed by an electric fireplace, and the home is flooded with natural light from many windows. Upstairs, enjoy a luxurious 5-piece ensuite with soaker tub, walk-in shower, and tile flooring in all bathrooms. Finished with paint grade railing and elegant iron spindles for a modern touch. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.

Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches – all seamlessly controlled via an Amazon Alexa touchscreen



hub. Photos are representative.

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2257256               |
| Price          | \$592,150              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,623                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

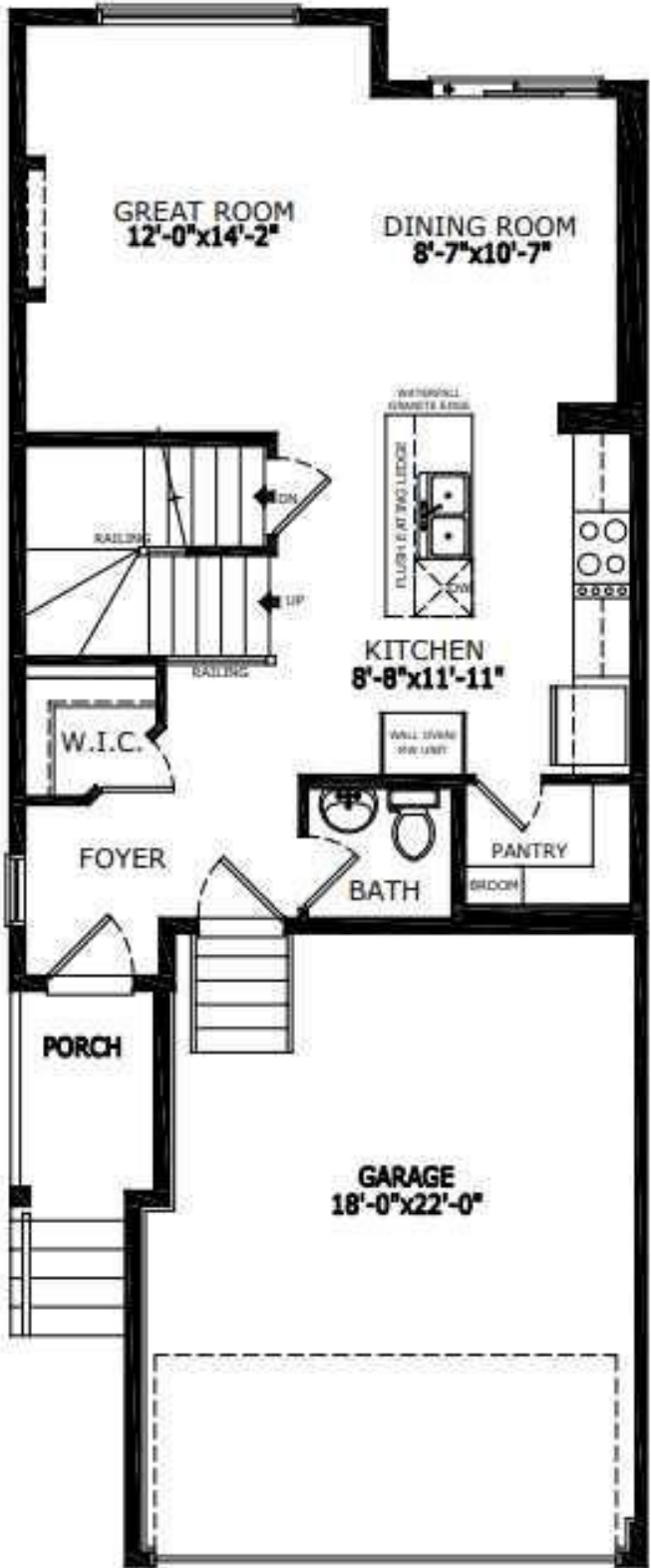
|             |                          |
|-------------|--------------------------|
| Address     | 136 Southbow Village Way |
| Subdivision | Southbow Landing         |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C3J9                   |

Amenities

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

Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s)               |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |



|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

**Exterior**

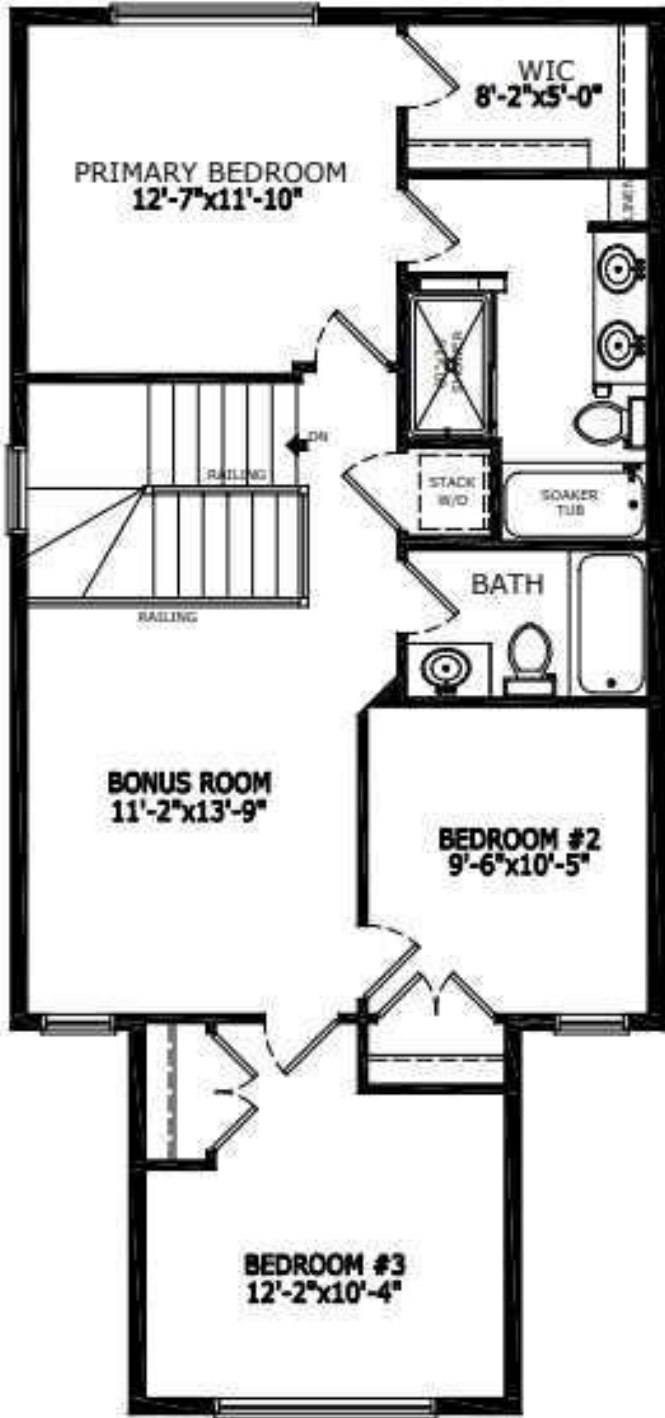
|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Lighting                     |
| Lot Description   | Back Yard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Stone, Vinyl Siding, Wood Fr |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 49                   |
| Zoning         | R-MX                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|



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