# \$613,750 - 141 Southbow Drive, Cochrane

MLS® #A2257522

## \$613,750

3 Bedroom, 3.00 Bathroom, 1,769 sqft Residential on 0.07 Acres

Southbow Landing, Cochrane, Alberta

Discover the Valmore 3 – bright, open, and thoughtfully designed.

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 kitchen features stainless steel appliances, a chimney hood fan, and a spacious walk-in pantry. The great room is centered around an electric fireplace and filled with natural light from windows throughout the home. Enjoy outdoor living on the rear deck. Upstairs, a vaulted ceiling and skylight elevate the bonus room, creating the perfect retreat. The primary ensuite includes a walk-in shower for a spa-like experience.

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, 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 switchesâ€"all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.







### **Essential Information**

MLS®# A2257522 Price \$613,750

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,769 Acres 0.07 Year Built 2025

Residential Type

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 141 Southbow Drive 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

Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Interior Features

Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, **Appliances** 

**Tankless Water Heater** 

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

# of Fireplaces

Fireplaces Decorative, Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting
Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 16th, 2025

Days on Market 47

Zoning R-MX

## **Listing Details**

Listing Office Bode Platform Inc.

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