



113 Southbow Drive Cochrane Alberta

\$669,900

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 Ca...

Primary Bedroom 12.50 Ft x 12.42 Ft
4pc Bathroom 10.00 Ft x 9.17 Ft
Bedroom 10.00 Ft x 9.00 Ft
Bedroom 9.67 Ft x 9.50 Ft
Loft 6.50 Ft x 7.42 Ft
4pc Bathroom 9.67 Ft x 5.50 Ft

Bedroom 12.08 Ft x 10.00 Ft
Living room 13.33 Ft x 16.50 Ft
4pc Bathroom 5.00 Ft x 8.00 Ft
Other 11.17 Ft x 9.00 Ft
Great room 14.67 Ft x 12.08 Ft
Kitchen 10.25 Ft x 12.42 Ft

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Listing Presented By:



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Laundry room 6.67 Ft x 6.17 Ft

Other 6.00 Ft x 9.17 Ft

Eat in kitchen 15.08 Ft x 10.25 Ft

2pc Bathroom 5.33 Ft x 5.33 Ft

Foyer 6.67 Ft x 6.42 Ft