



116 Southbow Village Way Cochrane Alberta

\$604,900

Welcome to 116 Southbow Village Way in Cochrane, a stylish and functional half-duplex offering over 1,900 square feet of thoughtfully designed living space. Built by Daytona Homes, this home features a double-attached garage, a separate side entrance with legal suite zoning, and no condo fees, making it an excellent choice for homeowners looking for both comfort and long-term value in a rapidly growing community. As you enter, you're welcomed by a spacious mudroom with a generous closet, that leads into the pantry. Perfect for keeping everyday essentials organized and out of sight. Just steps away is a convenient two-piece bathroom, ideally placed for guests. A bright, open staircase draws you further into the home, where the main floor opens up into a seamless living area designed for connection and ease. At the heart of it all, a modern kitchen with a central island anchors the space, flowing directly into the great room and dining nook at the rear of the home. Whether you're hosting guests or enjoying a quiet evening, this open-concept layout delivers the flexibility and flow today's families are looking for. Upstairs, you'll find two well-sized bedrooms, sharing a four-piece bathroom, making them ideal for kids, guests, or roommates. A dedicated laundry area in the hallway adds convenience to your everyday routine. Dividing the secondary bedrooms from the primary suite at the front, a large central bonus room offers valuable flex space for a media room, office, or cozy lounge. The primary suite itself is a bright and calming retreat, complete with a five-piece ensuite featuring dual sinks, a soaker tub, a separate shower, and a walk-in closet with ample storage. What sets this home apart is its side entrance and zoning for a future legal suite, offering the potential for rental income or a separate living space for extended family. Add in the double-attached garage...

Primary Bedroom 14.25 Ft x 12.42 Ft

5pc Bathroom 12.17 Ft x 9.17 Ft

Bonus Room 13.00 Ft x 12.42 Ft

Other 6.17 Ft x 9.17 Ft

Laundry room 6.58 Ft x 8.00 Ft

4pc Bathroom 10.00 Ft x 8.00 Ft

Other 10.42 Ft x 11.00 Ft

Kitchen 17.33 Ft x 12.00 Ft

Great room 16.83 Ft x 12.33 Ft

Office 5.33 Ft x 3.75 Ft

Pantry 6.00 Ft x 6.00 Ft

Other 8.17 Ft x 6.00 Ft

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Listing Presented By:



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Bedroom 9.08 Ft x 10.00 Ft

2pc Bathroom 5.00 Ft x 6.17 Ft

Bedroom 10.00 Ft x 11.42 Ft

Foyer 7.92 Ft x 7.17 Ft