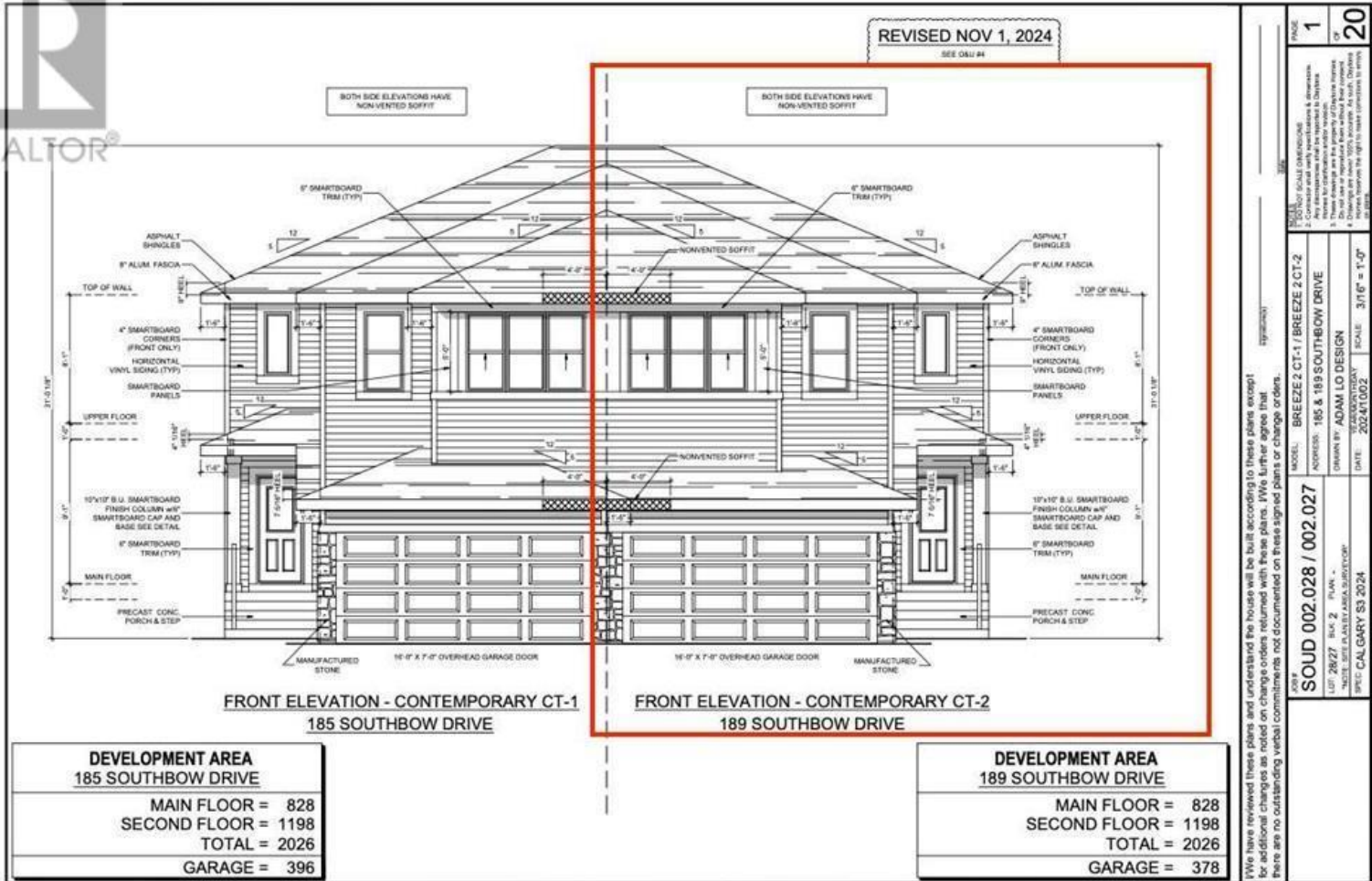




REVISED NOV 1, 2024



189 Southbow Drive Cochrane Alberta

\$689,900

Welcome to this beautifully designed 2000+ sq. ft. duplex, located in the highly sought-after community of Southbow Landing in Cochrane. Built by the esteemed Daytona Homes, celebrated for their exceptional craftsmanship and unparalleled customer service, this home offers a perfect combination of modern elegance, practicality, and versatility. With a fully finished basement suite, this property stands out as a unique opportunity for homeowners or investors. Step into the main floor, where functionality meets style. A double detached garage leads directly into a well-appointed mudroom, creating a seamless entry point for everyday convenience. From here, access the sleek and modern kitchen, a chef's dream with its high-end finishes, ample storage, and expansive counters. The kitchen opens up to the dining area and cozy living space, forming a central hub that's perfect for entertaining or spending quality time with loved ones. The thoughtfully designed floor ensures every inch of the main floor is as practical as it is inviting. What sets this home apart is the legal fully finished basement suite, complete with a separate entrance. This legal suite offers incredible flexibility, whether you're looking for an independent living space for extended family, a private retreat for guests, or a legal rental unit to generate additional income. It features a spacious living area, a comfortable bedroom, a stylish 3-piece bathroom, and a fully equipped kitchenette, ensuring whoever occupies the space will enjoy privacy and functionality. The upper floor is equally impressive, offering a well-balanced layout that caters to both relaxation and productivity. At its center is a generous bonus room, perfect for a play area, home office, or media room. The primary bedroom is a luxurious retreat, featuring a spa-like 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a r...

- Bedroom 10.00 Ft x 11.33 Ft
- Bedroom 10.00 Ft x 11.33 Ft
- 3pc Bathroom 7.58 Ft x 8.83 Ft
- 5pc Bathroom 16.33 Ft x 7.67 Ft
- Primary Bedroom 14.67 Ft x 17.00 Ft
- Bonus Room 11.50 Ft x 15.83 Ft

- Living room 11.50 Ft x 18.17 Ft
- 3pc Bathroom 5.00 Ft x 7.33 Ft
- Great room 11.83 Ft x 13.00 Ft
- Other 11.33 Ft x 10.00 Ft
- Kitchen 11.08 Ft x 9.17 Ft
- 2pc Bathroom 3.17 Ft x 7.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<http://www.ronjobbagy.remax.com>



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PHASE 1 OF 20

PROJECT SCALE DIMENSIONS

1. Contactor and verify specifications & dimensions.

2. Verify all materials and finishes are available.

3. Review for distribution and/or updates.

4. Check for any changes to the plan.

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DATE: 2024/10/02 SCALE: 3/16" = 1'-0"

PROJECT: BREEZE 2 CT-1 / BREEZE 2 CT-2

MODEL: BREEZE 2 CT-1 & 189 SOUTHBOW DRIVE

ADDRESS: 185 & 189 SOUTHBOW DRIVE

DRAWN BY: ADAM LO DESIGN

DATE: 2024/10/02

PROJECT: BREEZE 2 CT-1 & 189 SOUTHBOW DRIVE

MODEL: BREEZE 2 CT-1 & 189 SOUTHBOW DRIVE

ADDRESS: 185 & 189 SOUTHBOW DRIVE

DRAWN BY: ADAM LO DESIGN

DATE: 2024/10/02

PROJECT: BREEZE 2 CT-1 & 189 SOUTHBOW DRIVE

MODEL: BREEZE 2 CT-1 & 189 SOUTHBOW DRIVE

ADDRESS: 185 & 189 SOUTHBOW DRIVE

DRAWN BY: ADAM LO DESIGN

DATE: 2024/10/02

Laundry room 7.00 Ft x 7.42 Ft

Bedroom 11.42 Ft x 10.75 Ft

Kitchen 9.33 Ft x 10.33 Ft

Foyer 7.00 Ft x 9.67 Ft

Other 6.50 Ft x 8.25 Ft