



136 Southbow Village Way Cochrane Alberta

\$568,000

Welcome to the Valmore 4 by Sterling Homes, a long-standing Alberta builder with over 70 years of experience known for quality craftsmanship and thoughtful design. Located in the growing community of Southbow Landing, this move-in ready home sits just steps from parks and green space, with convenient access to schools, shopping, restaurants, the Bow River pathways, and Highway 1 for Calgary commuters. Inside, the main floor is bright and welcoming with large windows and a great room anchored by an electric fireplace. The executive kitchen is designed for both everyday living and entertaining, featuring a waterfall island, walk-in pantry, pendant lighting, and a full stainless steel appliance package including a gas cooktop. The double attached garage is also easily accessible off the entry way. Upstairs, the layout is both practical and spacious. A central bonus room provides that extra living area often missing in duplex homes. The primary suite features a 5-piece ensuite with a soaker tub, walk-in shower, and tile flooring. Two additional well-sized bedrooms, 4-piece bathroom, and convenient upper-floor laundry complete the level. The backyard offers plenty of space for a future deck, trampoline, garden, or room to simply enjoy the outdoors. Built Green certified, the home includes triple-pane windows, a high-efficiency furnace, solar chase for future solar installation, and an electric vehicle charger rough-in. Smart home features include a programmable thermostat, Ring doorbell camera, smart front door lock, motion-activated switches, and an Amazon Alexa touchscreen hub. A well-designed, energy-efficient home in one of Cochrane's newest communities, now ready for its first owners. (id:6769)

2pc Bathroom 4.92 Ft x 4.50 Ft
 Dining room 8.58 Ft x 11.67 Ft
 Kitchen 12.50 Ft x 11.83 Ft
 Living room 11.83 Ft x 14.08 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft

5pc Bathroom 8.00 Ft x 12.17 Ft
 Bedroom 12.17 Ft x 12.67 Ft
 Bedroom 9.33 Ft x 10.33 Ft
 Bonus Room 12.50 Ft x 13.83 Ft
 Primary Bedroom 12.42 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:
 Real Broker

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