



**213 Southbow Drive
Cochrane, Alberta**

MLS # A2273092



\$599,900

Division: Southbow Landing

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,916 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.07 Acre

Lot Feat: Other

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-MX

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in

Inclusions: N/A

Welcome to this bright and welcoming home in Southbow Landing, designed with families in mind. The main floor offers a comfortable open layout where everyone can stay connected. The kitchen features a walk-through pantry for easy storage, a spacious island, and a cozy dining nook that's perfect for everyday meals. The great room is open and inviting, giving you plenty of space to relax or entertain. Upstairs, the bonus room creates a natural second living area for movie nights, playtime, or a quiet reading spot. The primary bedroom is a peaceful retreat with its own ensuite and walk-in closet. Two more good-sized bedrooms, a full bathroom, and convenient laundry complete the upper floor, giving everyone the space they need. With 3 bedrooms, 2.5 bathrooms, and a layout that truly works for busy households, this home delivers comfort, function, and room to grow. Located in a friendly new community with parks and pathways nearby, it's a great place to put down roots.