

shower, and a spacious walk-in closet. With its side entrance and zoning for a legal suite, this home is ideal for those looking to create additional income or accommodate multi-generational living. The double-attached garage provides secure parking and extra storage while the lack of condo fees means fewer restrictions and more financial freedom. Situated in the growing community of Southbow Landing with easy access to parks, walking paths, and everyday amenities, 140 Southbow Village Way is more than just a home, it's an opportunity. Built by Daytona Homes, known for their exceptional craftsmanship and customer care, this property is ready to meet your needs today and grow with you into the future. Schedule your private tour and see why this is the perfect place to call home.

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2202572 |
| Price | \$619,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,882 |
| Acres | 0.14 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 140 Southbow Village Way |
| Subdivision | Southbow Landing |

| | |
|-------------|-------------------|
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3J9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | None |
| Lot Description | Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 18 |
| Zoning | R1 Suite |
| HOA Fees | 400 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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