

## 213 Southbow Drive Cochrane, Alberta

**MLS # A2273092**



# \$599,900

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,916 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

<b>Inclusions:</b>	N/A
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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.