

\$599,900 - 125 Southbow Drive, Cochrane

MLS® #A2239381

\$599,900

3 Bedroom, 3.00 Bathroom, 1,928 sqft
Residential on 0.06 Acres

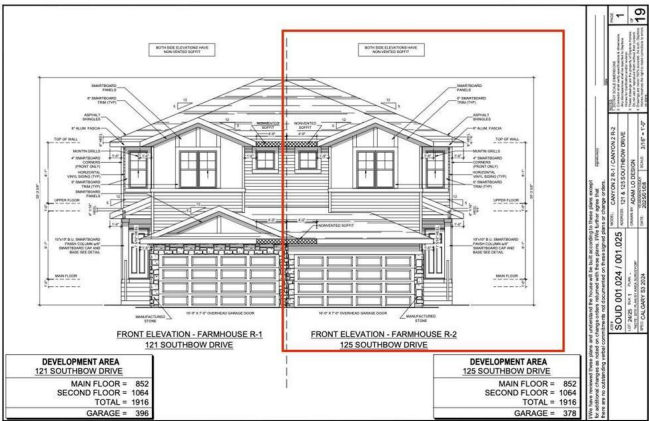
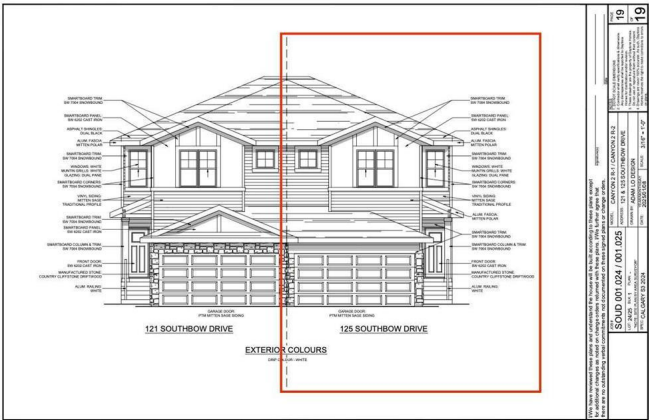
Southbow Landing, Cochrane, Alberta

Welcome to 125 Southbow Drive, a beautifully crafted Daytona Homes duplex nestled in the growing and peaceful community of Southbow Landing in Cochrane. With over 1900 square feet of thoughtfully designed living space, a double attached garage, and an undeveloped basement with a 3-piece rough-in, this home blends functionality, comfort, and future opportunity for growing families or savvy investors.

From the moment you step inside, you're greeted by a welcoming foyer with a front coat closet and a discreetly placed two-piece bathroom for guests. Whether entering through the front or via the garage, the convenience continues with a spacious mudroom that connects seamlessly into a walk-through pantry, offering the perfect drop zone for groceries and gear. The pantry opens directly into the heart of the home, a modern, open-concept kitchen featuring a large central island with flush eating bar, sleek cabinetry, and ample prep space. The kitchen overlooks a bright dining nook and cozy great room, creating a warm and connected living space perfect for both entertaining and everyday life.

A dedicated den or computer room tucked off the main floor adds even more versatility, ideal for a home office, study area, or creative space.

Upstairs, the layout continues to impress with



two generously sized bedrooms at the front of the home. One includes a walk-in closet, and both share access to a well-appointed four-piece bathroom. Nearby, a dedicated laundry room provides day-to-day convenience, while a central bonus room separates the secondary bedrooms from the primary suite, offering an extra layer of privacy and a perfect spot for a playroom, TV lounge, or reading area.

The primary suite at the rear of the home is a private retreat, featuring a luxurious five-piece ensuite with freestanding soaker tub, dual sinks, a walk-in shower, and a large walk-in closet to complete the space.

Downstairs, the unfinished basement offers even more potential, with a three-piece bathroom rough-in and flexible open space ready for your future development ideas – whether it's a home gym, media room, or legal guest suite.

Set in the welcoming community of Southbow Landing, this home enjoys access to green spaces, future parks and amenities, and the charm of small-town living not far from Calgary. Backed by the trusted quality of Daytona Homes, 125 Southbow Drive is ready to meet your needs today while offering room to grow tomorrow.

Built in 2025

Essential Information

MLS® #	A2239381
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,928
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	125 Southbow Drive
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3J4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Kitchen Island, Open Floorplan, 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, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2025
-------------	-----------------

Days on Market 1
Zoning R-Mx

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.