

\$597,400 - 136 Southbow Village Way, Cochrane

MLS® #A2257256

\$597,400

3 Bedroom, 3.00 Bathroom, 1,623 sqft

Single Family on 0.07 Acres

Southbow Landing, Cochrane, Alberta

Welcome to the Valmore 4 â€“ a bright, stylish home with thoughtful details throughout. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home.

The executive kitchen features built-in stainless steel appliances and a gas cooktop. It also includes a fridge with water and ice dispenser, a walk-in pantry, and a waterfall island edge. Pendant lighting above the island adds a stylish finishing touch. The great room is warmed by an electric fireplace, and the home is flooded with natural light from many windows. Upstairs, enjoy a luxurious 5-piece ensuite with soaker tub, walk-in shower, and tile flooring in all bathrooms. Finished with paint grade railing and elegant iron spindles for a modern touch. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen



hub. Photos are representative. (id:6289)

Built in 2025

Essential Information

Listing #	A2257256
Price	\$597,400
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,623
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	136 Southbow Village Way
Subdivision	Southbow Landing
City	Cochrane
Province	Alberta
Postal Code	T4C3J9

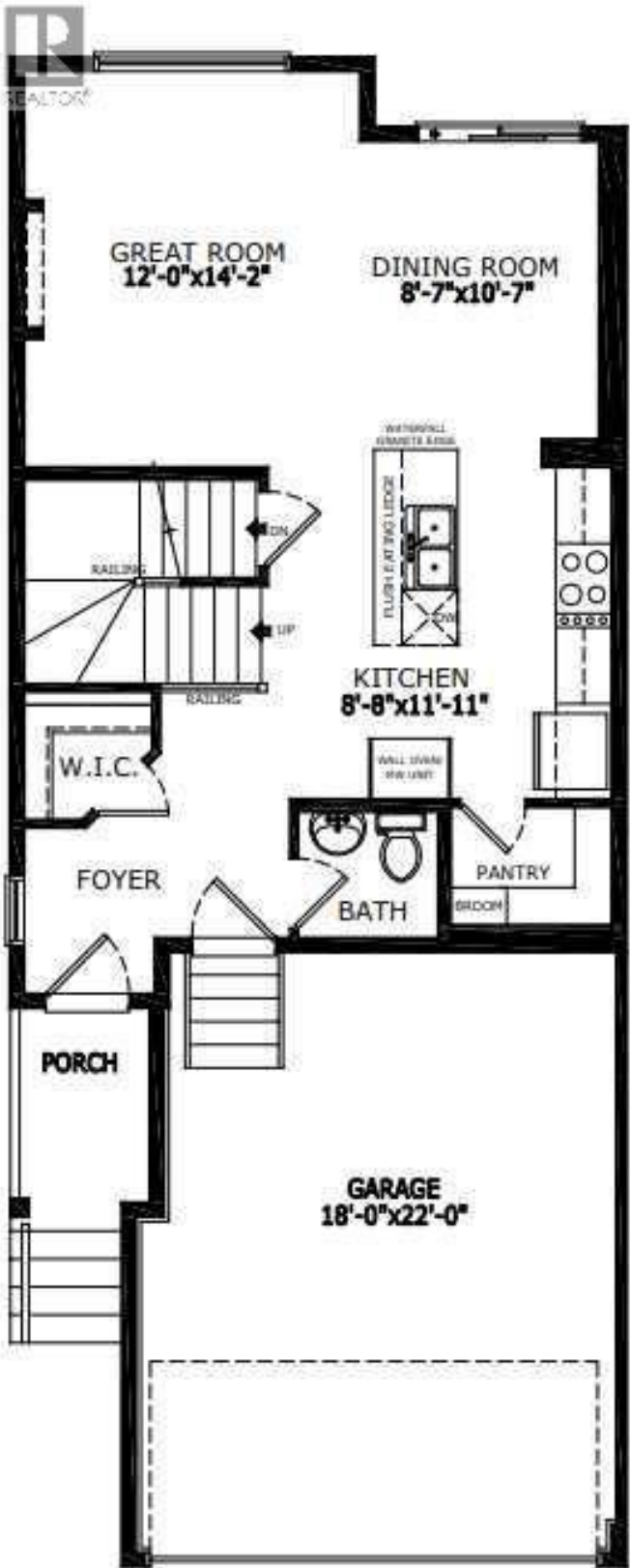
Amenities

Amenities	Park, Playground, Schools, S
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas Hood Fan, Water Heater - Ta
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

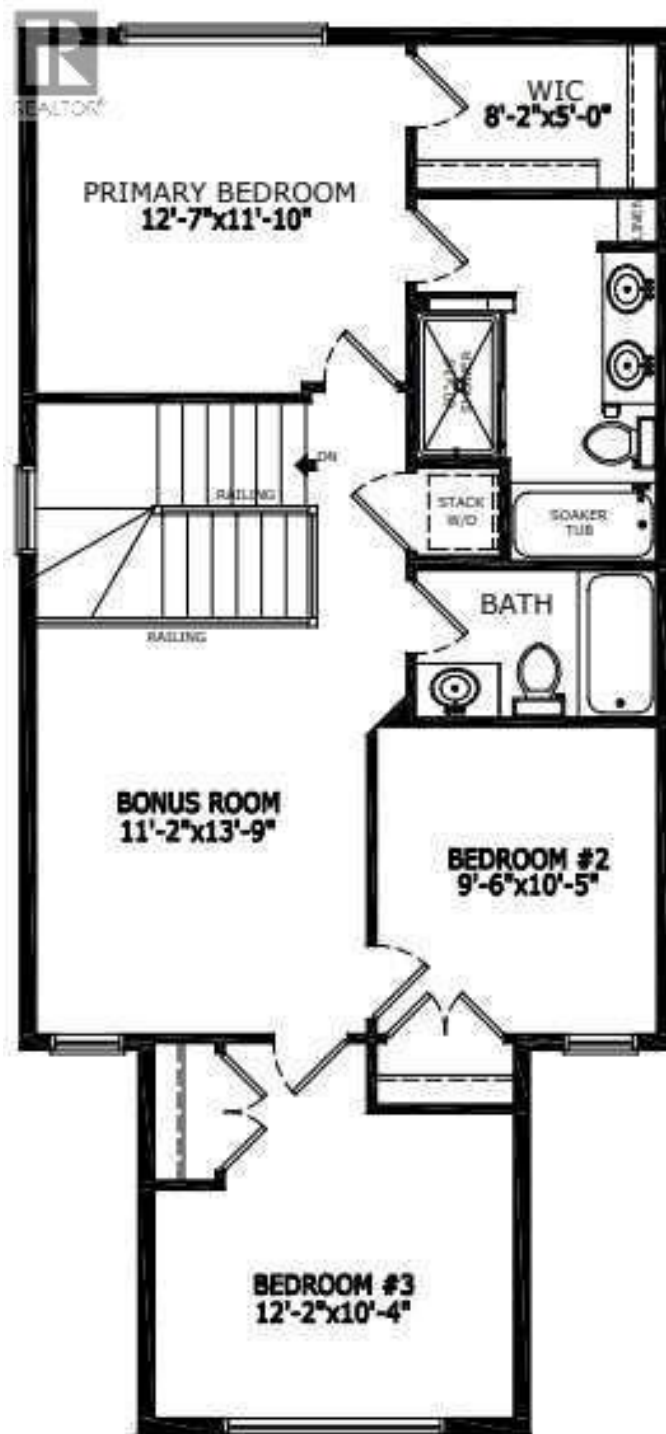
Exterior



Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Bode Platform Inc.
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