

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

MLS® #A2257256

\$597,400

3 Bedroom, 3.00 Bathroom, 1,623 sqft

Residential on 0.07 Acres

Southbow Landing, Cochrane, Alberta

Welcome to the Valmore 4 – 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, it'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 switches—all seamlessly controlled via an Amazon Alexa touchscreen



hub. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2257256
Price	\$597,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,623
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

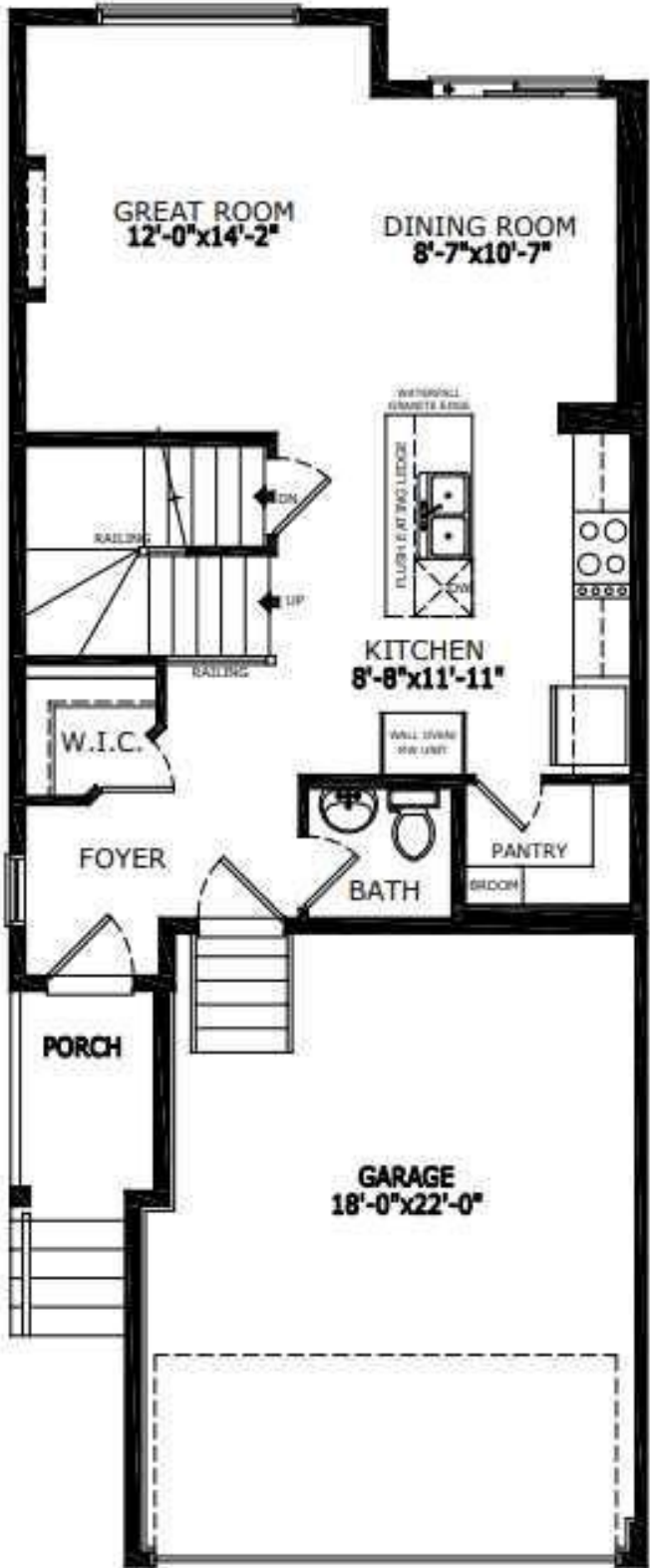
Address	136 Southbow Village Way
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Smart Home
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None



Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

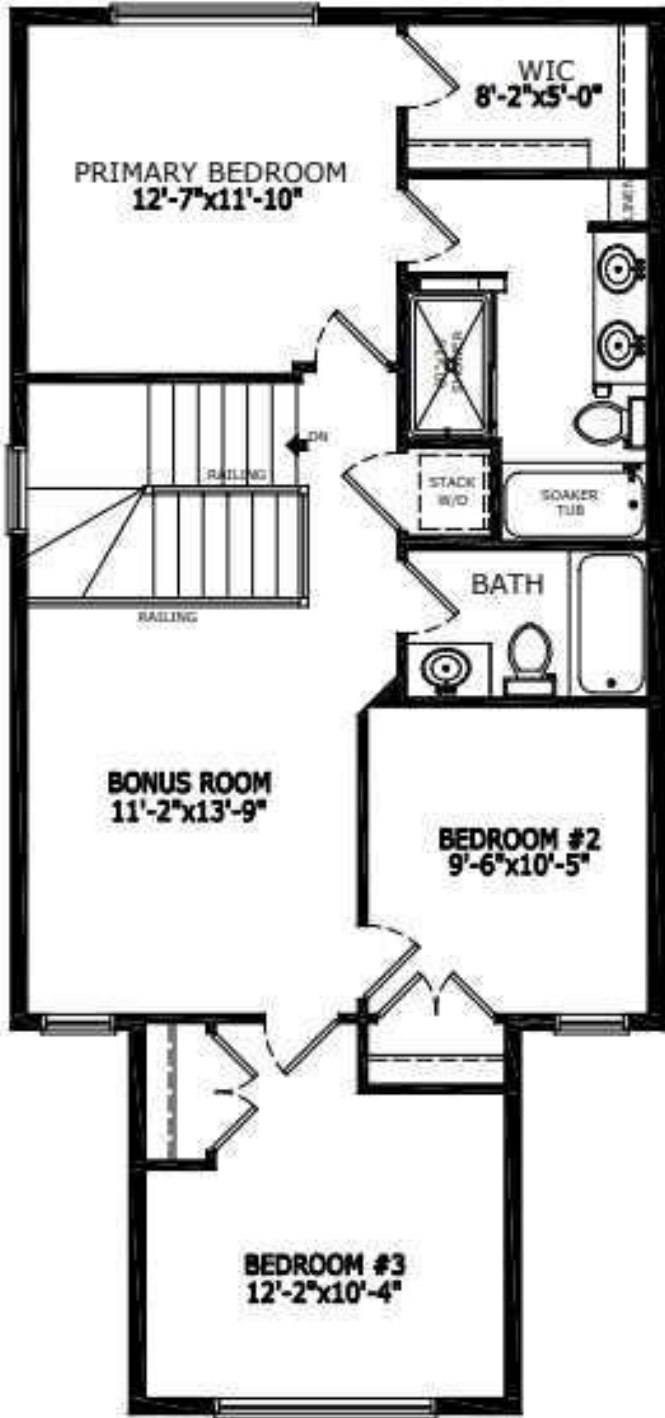
Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Fr
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	6
Zoning	R-MX

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.