



**GRASSROOTS**  
REALTY GROUP

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254 Southbow Avenue  
Cochrane, Alberta

MLS # A2328682

**\$489,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Southbow Landing                |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,351 sq.ft.                    | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                     |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Yard                       |               |                  |

|                    |                                                                                  |                   |      |
|--------------------|----------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                       | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance |                   |      |

**Inclusions:** NA

Welcome to the Hawthorn by Douglas Homes in the growing community of Southbow Landing, Cochrane. This beautifully designed duplex offers 1,351 sq. ft. of thoughtfully planned living space with 3 bedrooms and 2.5 bathrooms. The bright, open-concept main floor features 9-foot ceilings, luxury vinyl plank flooring, a spacious great room with an electric fireplace, and a stylish kitchen complete with quartz countertops, upgraded cabinetry, and a generous dining area, creating an ideal space for both everyday living and entertaining. Upstairs, the primary suite offers a walk-in closet and a spa-inspired ensuite with double sinks, while two additional generously sized bedrooms, an upper-floor laundry room, and beautifully finished bathrooms provide comfort and convenience for the whole family. Additional features include a separate side entrance to the basement, a 20' x 20' rear parking pad, and contemporary finishes throughout, making this home an excellent opportunity for first-time buyers, growing families, or anyone looking to enjoy modern living in one of Cochrane's newest communities.