



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

242 Southbow Avenue
Cochrane, Alberta

MLS # A2343577

\$489,900

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,345 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: None

Welcome to the Melbourne by Douglas Homes — a thoughtfully designed semi-detached home in Southbow Landing, one of Cochrane's newest and most sought-after communities. With 1,345 sq. ft. of open, light-filled living, this is a home built for real life, ideal for first-time buyers, right-sizers, and anyone ready for modern comfort with everyday function. Step inside to soaring 9' ceilings, 8' doors, and engineered hardwood flowing through a bright open-concept main level. A cozy electric fireplace anchors the living space, while the full-width front porch invites you to slow down and take in the view. The heart of the home is a kitchen made for gathering: upgraded 42" full-height soft-close cabinetry, quartz countertops, stainless steel appliances, and a spacious dining area with room for everyone. Upstairs, three well-appointed bedrooms include a primary retreat with a walk-in closet, plus 2.5 bathrooms and the everyday convenience of upper-floor laundry. Elegant tile flooring in the bathrooms and laundry adds a refined finishing touch. A separate side entrance opens the door to future basement development, and a double concrete parking pad is ready for a two-car garage — a smart head start that helps reduce future build costs. Enjoy easy access to parks, pathways, future schools, and shopping, with quick routes to both Calgary and the Rocky Mountains. Photos are from a similar model and provided for illustration purposes only; finishes and specifications may vary.