



GRASSROOTS
REALTY GROUP

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**116 Southbow Avenue
Cochrane, Alberta**

MLS # A2348247

\$519,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: None

Welcome to the Fernie 2 - A Douglas Homes Masterpiece. Located in the growing community of Southbow Landing, Cochrane. This beautifully designed two-storey home offers over 1300 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. 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, contemporary finishes throughout, making this home an exceptional opportunity for families, first-time buyers, or anyone looking for stylish, functional living in one of Cochrane's newest communities.