



**GRASSROOTS**  
REALTY GROUP

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**21 Southborough Lane  
Cochrane, Alberta**

**MLS # A2236889**



**\$499,900**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Southbow Landing                 |               |                  |
| <b>Type:</b>     | Residential/Duplex               |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side  |               |                  |
| <b>Size:</b>     | 1,331 sq.ft.                     | <b>Age:</b>   | 2024 (1 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 Lane, Back Yard, Front Yard |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -    |

**Features:** Beamed Ceilings, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

\*\*\*The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity—Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines\*\*\* Welcome to the Melbourne - A stunning West facing semi-detached home, Master Built by Douglas Homes in one of Cochrane's newest communities — Southbow Landing! The open concept floorplan of this bright and spacious home draws you in with a large, light-filled great room with built-in electric fireplace, open dining nook & beautiful kitchen equipped with UPGRADED 42" full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops - making this the perfect space for entertaining and casual dining. Premium engineered hardwood flooring runs throughout the main floor living areas, complemented by 9' ceilings and 8' doors, creating a feeling of space and height. Upstairs you'll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this AND a full width front porch, two-car concrete parking pad, and separate basement side entry! \*\*\*This home is under construction, and set for completion in early October. Photos are of a similar unit & are representative of the floor plan, features and finishes. 21 Southborough Lane may have a slightly different interior finishing package than as shown.