



GRASSROOTS
REALTY GROUP

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**21 Southborough Lane
Cochrane, Alberta**

MLS # A2236889



\$499,900

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,331 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

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

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.