



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**25 Southborough Lane  
Cochrane, Alberta**

**MLS # A2237205**



**\$474,900**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,213 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:** 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\*\*\* Meet the Brisbane! Master Built by Douglas Homes, this beautifully designed semi-detached home features a bright open plan with 3 bedrooms and 2.5 baths just under 1200sqft PLUS a full, undeveloped basement - waiting for you to make your mark! On the main floor, you are greeted by the bright, great room with built-in electric fireplace, opening onto your beautiful kitchen, stunningly upgraded with 42" full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops. Premium engineered hardwood flooring, ceilings and doors run throughout the main floor living areas. 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 PLUS two-car concrete parking pad, and separate basement side entry! Come experience life in Southbow Landing - one of Cochrane's newest communities! \*\*\*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. 25 Southborough Lane may have a slightly different interior finishing package than as shown.