



GRASSROOTS
REALTY GROUP

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

17 Southborough Square
Cochrane, Alberta

MLS # A2249388



\$718,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, Soaking Tub, Stone Counters		

Inclusions: n/a

If you've been dreaming of a fresh start in one of Cochrane's newest communities, 17 Southborough Square might be exactly what you've been waiting for. This brand-new Trico home, The Monroe, offers 2,268 sq. ft. of living space with a split-level design that feels open, airy, and just a little more unique than the typical floorplan. From the moment you step inside, the main floor welcomes you with its bright and thoughtful layout. Picture cozy evenings by the fireplace in the great room, or hosting friends in a kitchen that's as functional as it is beautiful — with granite countertops, stainless steel appliances, and 42" upper cabinetry with crown moulding. On warm days, your living space flows right outside to a covered back deck with stairs to the yard — a spot for morning coffees, summer BBQs, or simply enjoying a quiet moment while the kids play. Head upstairs and you'll find a bonus room right at the centre of it all, creating a perfect balance between the three bedrooms. The primary suite feels like your own little getaway, with a spacious walk-in closet and a luxurious 5-piece ensuite complete with a glass and tile shower and dual sinks. And because life's easier with good design, the full laundry room is conveniently located on the upper floor, right where you need it. This home also comes with a double attached garage and is move-in ready, so you can settle in right away and start enjoying life in Southbow Landing. This community is thoughtfully planned with future schools, parks, walking paths, and neighbourhood gathering spots — the kind of place where kids can ride bikes with friends, neighbours actually know each other, and everything you need is close by. All of this, with quick access to downtown Cochrane, Calgary, and the mountains when adventure calls. Call your Realtor and book

your showing today!