



**GRASSROOTS**  
REALTY GROUP

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65 Southborough Lane  
Cochrane, Alberta

MLS # A2251670



**\$527,800**

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,779 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Concord 2 Duplex by Broadview Homes in Southbow Landing, offering 1,717 sq. ft. of thoughtfully designed living space. This 3-bedroom, 2.5-bath home features an open-concept main floor with a central kitchen that flows seamlessly into the dining and living areas—perfect for entertaining and everyday living. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary retreat complete with a 4-piece ensuite and walk-in closet. Smart design, quality finishes, and functional spaces make this home ideal for growing families. With its modern layout and exceptional comfort, the Concord 2 Duplex delivers incredible value and style. Photos are representative.