



GRASSROOTS
REALTY GROUP

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**21 Southborough Lane
Cochrane, Alberta**

MLS # A2254955



\$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: 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: NA

Welcome to The Melbourne – by Douglas Homes A beautifully crafted west facing semi detached 3 bedroom home located in the exciting new community of Southbow Landing in Cochrane. Main Floor Highlights include a spacious open concept layout with large, light filled great room and built in electric fireplace. The bright dining nook opens up to the heart of the home and includes a chef inspired kitchen. The kitchen includes a bright dining nook with u, pgraded 42” full-height soft-close cabinetry, quartz countertops and a stainless steel appliance package. The home has 9’ ceilings, 8’ doors, and premium engineered hardwood floors throughout main living areas. The upper level is comfortable and includes a primary retreat with walk-in closet and 3-piece ensuite, two additional bedrooms, plus a full 4-piece main bath and upstairs laundry. Extra features of the home include a charming full width front porch, a two car concrete parking pad, and separate basement side entrance which is ideal for future development with the town of Cochrane approval. Estimated completion: Early October 2025 Photos shown are from a similar model and are representative of the floor plan, features, and finishes. This home’s final interior package may vary slightly. Please visit show home Monday to Thursday 2-8pm and Saturday and Sunday 12-5 pm.