



**GRASSROOTS**  
REALTY GROUP

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**81 Southborough Square  
Cochrane, Alberta**

**MLS # A2260500**



**\$599,900**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,024 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

\$10,000 Incentive applied to price! Welcome to 81 Southborough Square, a beautifully designed Daytona Homes residence located in the scenic town of Cochrane. Offering over 2,000 square feet of modern living space, this detached home blends elegance, function, and comfort in a way that is perfectly suited for today's families. With a double attached garage, 3 bedrooms, 2.5 bathrooms, and an unfinished basement ready for your future vision, it is a home built to grow with you. The main floor is all about connection and convenience. Step in through the garage to find a practical mudroom that leads directly into the walk-through pantry, keeping your daily routines seamless. At the heart of the home is a striking U-shaped kitchen with a flush eating bar, designed for both style and efficiency. The kitchen flows effortlessly into the bright dining nook and spacious great room, complete with an electric fireplace that adds warmth and character to the space. Just off the kitchen, a generous den offers the perfect setting for a home office, study, or quiet retreat, while a stylish powder room completes the main floor. Upstairs, the thoughtful design continues. Two bedrooms are tucked at the back of the home, sharing a well-appointed 4-piece bathroom. A large central bonus room provides plenty of space for movie nights, playtime, or family gatherings, while the dedicated laundry room adds convenience to everyday living. At the front of the home, the primary retreat offers a true escape, featuring a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower, along with a large walk-in closet. The unfinished basement is ready to be customized to your lifestyle, whether you envision a home gym, recreation space, or additional bedrooms. Living in Cochrane means enjoying small-town charm with quick access to Calgary and the Rocky Mountains. Trails,

parks, and community amenities are right at your doorstep, making it easy to balance work, family, and recreation. With Daytona Homes’ signature craftsmanship and the beauty of Cochrane’s surroundings, 81 Southborough Square is more than just a home. It is a place where comfort, convenience, and community come together.