



GRASSROOTS
REALTY GROUP

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**53 Southborough Lane
Cochrane, Alberta**

MLS # A2262257



\$508,800

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,693 sq.ft.	Age:	2025 (0 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, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Discover the Newport 3 Duplex by Broadview Homes in the sought-after community of Southbow Landing. With 1,631 sqft of well-planned living space, this 3 bedroom, 2.5 bath home blends style and functionality. The open-concept main floor features a spacious rear kitchen with an abundance of cabinetry, perfect for both everyday living and entertaining. Upstairs, a versatile bonus room offers additional space for family, work, or relaxation. The primary bedroom showcases an upgraded ensuite designed to provide a true retreat. Basement rough-ins add future development potential, giving you room to grow. Thoughtfully crafted with modern finishes, quality details, and Broadview's signature attention to design, the Newport 3 delivers exceptional value for today's families. Southbow Landing where you can enjoy a vibrant community surrounded by convenience, green spaces, and everything you need to feel right at home.