



GRASSROOTS
REALTY GROUP

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

**99 Southborough Crescent
Cochrane, Alberta**

MLS # A2262263



\$544,800

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,553 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 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:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Newport 2 by Broadview Homes in Southbow Landing—offering 1,491 sq. ft. of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. The main floor features an open-concept layout highlighted by a spacious corner kitchen with plenty of storage and counter space, flowing seamlessly into the dining and living areas. A modern electric fireplace adds warmth and style to the great room, creating the perfect space for family living and entertaining. Upstairs, you’ll find three comfortable bedrooms, including a private primary bedroom with walk-in closet and ensuite. Smart design, elegant finishes, and a desirable location make the Newport 2 an ideal choice.