



GRASSROOTS
REALTY GROUP

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168 Southborough Common
Cochrane, Alberta

MLS # A2273060



\$679,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,259 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions:	n/a
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Presenting 168 Southborough Common, a stunning two-storey residence designed for modern family living in the picturesque community of Southbow Landing. The main level is thoughtfully laid out for both entertaining and daily function, featuring a bright Foyer, a versatile Den perfect for a home office, an open-concept flow between the well-equipped Kitchen, sun-filled Nook, and comfortable Great Room, all complemented by a convenient 2-piece half bathroom, Mudroom, and easy access to the double car attached garage. Upstairs, the home transitions into a private sanctuary, highlighted by four generous bedrooms, including a luxurious Primary Bedroom retreat with its own spa-like 5-piece ensuite bathroom and an expansive walk-in closet. The three additional bedrooms are well-served by a secondary 5-piece bathroom, while a large, flexible Bonus Room provides essential space for family activities, and a tucked-away laundry closet adds ultimate convenience. This exceptional property offers an abundance of space and a highly functional floor plan in a desirable new community known for its pathways and proximity to nature.