



GRASSROOTS
REALTY GROUP

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**172 Southborough Common
Cochrane, Alberta**

MLS # A2273094

\$689,900



Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,359 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Move in today. This brand-new Sierra R by Daytona Homes delivers 2350 square feet of finished living space with a smart, functional layout that actually works for families. The main floor opens with a bright foyer and front den, ideal for a private office or quiet flex space. The kitchen is clean, modern, and efficient, finished with a central island, upgraded lighting package, and a walk-through pantry that keeps clutter out of sight. It flows directly into the dining nook and great room, where oversized windows and a gas fireplace create a warm, open main living zone buyers want. Upstairs, the layout hits every need. The primary suite is large and well-designed with a walk-in closet and a polished ensuite featuring a freestanding tub, walk-in shower, dual vanities, and contemporary finishes. Three additional bedrooms, a full bathroom, second-floor laundry, and a bonus room complete the upper floor, giving families the space separation they rely on day to day. The unfinished basement features a 9-foot foundation height and a practical layout ready for future development. The exterior shows strong curb appeal with a modern farmhouse elevation, smartboard detailing, stone accents, and a full double attached garage. Located in Southbow Landing, Cochrane’s fast-growing community, this home offers quick access to future parks, walkways, local amenities, and the Bow River. With today’s clean modern finishes, brand-new systems, and immediate occupancy, this is a turnkey opportunity in a community built for long-term value.