



**GRASSROOTS**  
REALTY GROUP

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**71 Southborough Crescent  
Cochrane, Alberta**

**MLS # A2273098**



**\$715,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Southbow Landing       |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,039 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> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Pie Shaped 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>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Located in the vibrant new community of Southbow Landing in South Cochrane, this exquisite brand new residence provides over 2,000 square feet of living space, embracing modern comfort with classic elegance. The THOUGHTFULLY DESIGNED floor plan offers three spacious bedrooms and two and a half baths, perfect for families or anyone seeking refined living. The 9' ceilings on the main floor create a sense of openness and airiness. The kitchen features gorgeous cabinetry featuring extended upper cabinets for ample storage. Quartz countertops offer both functionality and sophistication, while the gas fireplace in the living room adds warmth and an inviting ambiance. The main floor showcases luxury vinyl plank flooring, chosen for both its beauty and durability. Whether you're entertaining guests or enjoying a quiet evening, the seamless flow of this level makes it perfect for any lifestyle. Upstairs has a central bonus room that offers privacy by separating the serene primary suite from the secondary bedrooms. This area is ideal for a family playroom or a cozy retreat. The convenience of an upstairs laundry room enhances the livability of the space. There is a rear deck that extends off the eating area, perfect for summer barbecues and relaxing evenings. The home includes an EXTRA WIDE DOUBLE ATTACHED GARAGE, providing both security and convenience for your vehicles and storage needs. The allure of this property extends beyond its walls, as it is situated in the burgeoning community of Southbow Landing. Exciting plans for the neighbourhood include ample green spaces, schools, and scenic pathways. Quick and easy access to downtown Calgary and the majestic Rocky Mountains. This home is not just a place to live—it's a lifestyle, offering exceptional quality, space, and location. Welcome to your new Southbow Landing home BUILT

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