



GRASSROOTS
REALTY GROUP

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32 Southborough Common Cochrane, Alberta

MLS # A2273654



\$649,900

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,927 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: n/a

This exceptional half duplex in Cochrane's rapidly developing Southbow Landing community is a strategic investment, uniquely designed for both premium family living and significant financial advantage, while adhering strictly to a modern, concise, and clear standard. The main floor opens with a welcoming foyer, leading into a bright, open-concept layout defined by durable, contemporary finishes. The core of the home is the functional kitchen, typically featuring an island and ample prep space, which flows naturally into the casual nook and the spacious Great Room, creating an ideal area for daily life and entertaining. Efficiency is maximized by the crucial walk-through pantry connecting the kitchen to the convenient mudroom. Moving upstairs, the floor plan is dedicated to rest and privacy, highlighted by the Primary Bedroom retreat, which boasts a generous 5-piece ensuite bathroom (with dual sinks) and a walk-in closet. The upper level is completed by two additional well-proportioned bedrooms—one of which includes its own walk-in closet—and a 4-piece secondary bathroom. The true distinguishing feature of this property, however, lies in the lower level: a fully finished and professionally legal secondary suite. This self-contained, income-generating unit is positioned as a powerful mortgage helper or an excellent option for multi-generational living, featuring its own additional spacious bedroom, a full bathroom, a complete second kitchen, and a private family room, offering independence and a strong return on investment within a highly desirable community close to pathways, parks, and all of Cochrane's amenities.