



GRASSROOTS
REALTY GROUP

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**41 Southborough Lane
Cochrane, Alberta**

MLS # A2274668



\$499,900

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,288 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: NA

Welcome to Southbow Landing, a brand new community in South Cochrane that has the perfect balance between big city living and mountain cozy mountain vibes. This home is perfect for the adventurous young couple buying their first home, or a retiree looking at resizing to be closer to the mountains. This home boasts it all with 1287 square feet on two floors, 3 bedrooms, 2.5 bathrooms, plus a spacious nook. Set with a wide front porch to enjoy a coffee in the fall, or a cozy electric fireplace to stay warm in the winter, this home is well worth seeing. The kitchen includes a bright dining nook with upgraded 42" full height soft close cabinetry and a stainless steel appliance package. The home has a basement side entrance that comes standard. A Rear parking pad is included to lower the cost of a garage. The home has 9 foot ceilings, quartz countertops in the kitchen and upstairs laundry. Engineered hardwood on the main floor, and a large walk in closet in the upper primary suite. The bathroom and laundry both have tile to make it feel upscale. Welcome to the Melbourne - a Douglas Home. Photos shown are from a similar model. This home's interior finishings may differ slightly. Please visit showhome for a tour Monday to Friday - 2-8pm and Saturday and Sunday 12-5 pm. Estimated completion: April, 2026.