



GRASSROOTS
REALTY GROUP

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**32 Southborough Lane
Cochrane, Alberta**

MLS # A2275061



\$723,750

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,221 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to The Bennett floor plan crafted by a long-standing Alberta builder Sterling Homes, with over 70 years of experience, offering quality, comfort, and thoughtful design throughout located in the growing community of Southbow Landing. Southbow Landing is one of Cochrane's newest and most convenient areas, with quick access to schools, groceries, restaurants, pathways, playgrounds, and the Bow River. Calgary commuters will appreciate the easy connection to Highway 1, while still enjoying the quiet, family-focused feel Cochrane is known for. Inside, the home features an open-to-above great room with large windows and a gas fireplace that fills the main floor with natural light. A versatile flex room with double French doors provides options for a home office, playroom, or hobby space. Luxury vinyl plank runs throughout the main level. The executive kitchen is a standout, designed with both style and function in mind. It features two-tone cabinetry with classic white shaker uppers and a charcoal island, paired with black hardware for a modern, cohesive look. A stylish tile backsplash adds texture and personality to the space. The kitchen is equipped with built-in Whirlpool appliances, including a sleek wall oven, built-in microwave, and a gas cooktop, along with a walk-in pantry for additional storage. The layout flows directly to the rear deck, making everyday living and entertaining effortless. Upstairs, every bedroom includes its own walk-in closet. The spacious primary suite features a 5-piece ensuite with a tiled walk-in shower and a relaxing soaker tub. Additional windows throughout the home enhance the bright, open feel. This home is Built Green certified with triple-pane windows, a high-efficiency furnace, an electric car charger rough-in, and a solar chase for future-ready living. Smart home features include a programmable thermostat, Ring doorbell

camera, smart lock, smart switches, and an Amazon Alexa touchscreen hub. A well-designed, energy-efficient home in a fantastic location. This quick possession home is ready for its first owners. Photos are representative and exterior photo is artist rendering.