



**80 Southborough Lane
Cochrane, Alberta**

MLS # A2281143



\$674,250

Division: Southbow Landing

Type: Residential/House

Style: 2 Storey

Size: 2,148 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.11 Acre

Lot Feat: Back Yard, Low Maintenance Landscape, Street Lighting

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

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, Kitchen Island, Pantry, Walk-In Closet(s)

Inclusions: N/A

Welcome to The Pineview II by NuVista Homes, located at 80 Southborough Lane in the Southbow community of Cochrane. This 2,148 sq ft home offers 4 bedrooms and 2.5 bathrooms with a functional layout designed for modern family living. The main floor features 9' ceiling heights, luxury vinyl plank flooring, a natural gas fireplace, and an open-concept great room ideal for everyday living and entertaining. The kitchen showcases two-tone cabinetry with taller upper cabinets, quartz countertops, and a spacious island with walk-through pantry access. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, complemented by three additional bedrooms, a full bathroom, a central bonus room, and convenient upper-floor laundry. A side entrance, 9' foundation height, two additional feet of garage width, and future basement development potential add flexibility and long-term value. Located close to parks, pathways, and amenities. Photos are representative.