



GRASSROOTS
REALTY GROUP

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**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.