



**95 Southborough Crescent
Cochrane, Alberta**

MLS # A2285095

\$533,800



Division: Southbow Landing

Type: Residential/House

Style: 2 Storey

Size: 1,788 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Off Street, Parking Pad, Rear Drive

Lot Size: 0.08 Acre

Lot Feat: Back Lane, Back Yard

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Other, Stone, Vinyl Siding

Zoning: R-MX

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

You'll appreciate the space and flexibility this well designed 1,788 ft² detached home offers, including future basement suite potential with its own separate side entrance. Step inside to a bright, welcoming living room centred around a cozy fireplace, creating a comfortable place to gather. The layout flows naturally into the kitchen and dining area, which faces the backyard and works beautifully for both everyday living and hosting. The kitchen features rich cabinetry paired with light quartz countertops, a large pantry, and a sleek Silgranit sink. At the rear of the home, you'll find additional storage, a convenient closet, and a 2 piece bathroom. Upstairs offers a practical and family friendly layout with a bonus room, two secondary bedrooms, a full 4 piece bathroom, and a full size linen closet. The primary bedroom is a standout, featuring a walk in closet with a bright window and a 4 piece ensuite. The laundry room is well laid out with shelving and space for a full size washer and dryer. Expansive windows throughout the home, including striking piano windows in the stairwell, create a bright and open feel across both levels. The undeveloped basement is ready for future plans, with rough in plumbing for a bathroom and a separate side entrance, offering strong suite potential (subject to approval and permitting by the city/municipality). The property includes a gravel garage pad now and room for a future double garage.