



GRASSROOTS
REALTY GROUP

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**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.