



**65 Southborough Lane  
Cochrane, Alberta**

**MLS # A2285758**



**\$504,800**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the beautiful community of Southbow Landing. This well designed 3 bedroom, 2.5 bath home offers 1,782 ft<sup>2</sup> of functional and stylish living space. Step inside to a bright, sunny front living room centred around a cozy fireplace, creating a comfortable space to relax or gather. The home flows naturally into the kitchen and dining area located at the back of the house, overlooking the yard and offering a great layout for both everyday living and hosting. The kitchen is a standout, featuring warm light brown cabinetry, coordinating light quartz countertops, a large pantry, and a striking black Silgranit sink with black fixtures that add modern contrast and style. At the rear of the home, you’ll find a convenient closet at the back entrance along with a 2 piece bathroom. Upstairs offers a family friendly layout with three bedrooms, a full size linen closet, two full bathrooms, and an upper laundry area for everyday convenience. The basement is ready for your future plans, featuring 9 foot ceilings and rough in plumbing for a future bathroom. A garage pad is already in place for construction of a future double garage.