



GRASSROOTS
REALTY GROUP

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**53 Southborough Lane
Cochrane, Alberta**

MLS # A2286143



\$510,800

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,677 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	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, Breakfast Bar, Double Vanity, 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		

Welcome to this beautifully designed half duplex located in a growing new community. Step inside to a bright front living room centred around a cozy fireplace, creating a warm and inviting space to relax or entertain. The adjoining dining area offers plenty of room for your full dining table and flows seamlessly into the kitchen. The kitchen is finished with full-height light grey cabinetry, Whirlpool appliance package, a breakfast bar for casual seating, pantry storage, and a sleek white Silgranit sink. A convenient 2-piece powder room is located toward the rear of the home. Upstairs you'll find three bedrooms, two full bathrooms, a versatile bonus room, and a linen closet for added storage. The primary suite features a walk-in closet with a window for natural light, along with a private ensuite complete with double vanity and tile flooring. Additional features include triple pane windows for efficiency and comfort, plus a gravel pad at the rear ready for a future garage. The unfinished basement offers 9 foot ceilings, bathroom rough-in, side entrance and is ready for your personal design and development ideas.