



**37 Southborough Lane  
Cochrane, Alberta**

**MLS # A2287846**



**\$504,900**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Introducing The Canberra by Douglas Homes, Master Builder &mdash; a stunning brand new attached home located just one block from the new park in Southbow Landing. Offering nearly 1,500 sq ft of thoughtfully designed living space, this home is perfect for those needing a little more room without compromise. The functional and modern layout features 3 bedrooms and 2.5 bathrooms, including a rare main floor bedroom or private office, ideal for working from home or accommodating guests. The beautifully appointed kitchen showcases quartz countertops, which are also included in all upstairs bathrooms, delivering both style and value. A striking oversized window along the staircase fills the home with natural light, creating a bright and welcoming atmosphere throughout. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a double vanity ensuite. The upper level also offers a full-size washer and dryer with additional storage space for added convenience. This home truly doesn’t feel like a semi-detached property. A separate side entrance to the basement provides exciting potential for a future mortgage helper, subject to Rocky View County approval. Possession is available this spring. Please note the home is currently under construction. Photos are from a prior build and reflect fit, finish, and included features; actual elevation, interior colours, finishes, and upgrades may vary. Please visit the Show Home at 115 Southborough Crescent during show home hours for more information and access.