



**97 Southborough Square
Cochrane, Alberta**

MLS # A2289239



\$674,832

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This 2025 home, perfectly located across from greenspace, features an executive kitchen with built-in stainless-steel appliances, chimney hoodfan, waterfall granite edge countertop, and walk-through pantry. The 5-piece ensuite offers a soaker tub, bank of drawers, and fiberglass base shower with tiled walls, niche, and barn-style glass door. Enjoy a side entrance, 9' basement wall height, rear BBQ gas line, electric fireplace, paint grade railing with iron spindles, quartz countertop over washer and dryer, vaulted bonus room ceiling, motion sensor lights in all bedroom walk-in closets, and additional windows throughout. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos representative.