



**57 Southborough Square
Cochrane, Alberta**

MLS # A2293227



\$657,163

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 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, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MX

Utilities: -

Inclusions: n/a

Welcome to the Madison by NuVista Homes, located at 57 Southborough Square in the growing Southbow community of Cochrane. This beautifully designed 2,040 sq. ft. two-storey home offers 3 bedrooms and 2.5 bathrooms with a spacious and functional layout. The open-concept main floor features luxury vinyl plank flooring, a modern kitchen with quartz countertops, tall upper cabinetry, and an upgraded Samsung gourmet appliance package. The bright great room is anchored by an electric fireplace with full tile surround, while a versatile flex room provides space for a home office or additional living area. Upstairs, a large bonus room, convenient laundry, and a spacious primary bedroom complete with a walk-in closet and private ensuite. Two additional bedrooms finish the upper level. Additional highlights include 9' foundation and main floor ceilings, a side entrance for potential future basement development, and an 11' x 10' rear deck ideal for outdoor BBQ's. Photos are representative.