



**85 Southborough Square  
Cochrane, Alberta**

**MLS # A2293316**



**\$700,500**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Pineview by NuVista Homes, located at 85 Southborough Square in the growing Southbow community of Cochrane. This thoughtfully 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 and tall upper cabinetry, and a bright dining and great room anchored by an electric fireplace with full tile surround. A flex room on the main level adds versatility for a home office or additional living space. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, alongside two additional bedrooms and a central media room. Additional highlights include 9” foundation and main floor ceilings, a convenient side entrance for future basement development potential, an oversized garage with “extra width, and an 11’ x 10’ rear deck perfect for outdoor entertaining. Photos are representative.