



**204 Southborough Common  
Cochrane, Alberta**

**MLS # A2299985**



**\$731,004**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,257 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), 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. Welcome to this stunning 2025 home backing onto greenspace, offering privacy, thoughtful upgrades, and beautifully designed living spaces. Featuring a executive kitchen with built-in stainless steel appliances with a chimney hoodfan, a peninsula layout, and a walk-through pantry with elegant French doors. The main living area is anchored by a cozy gas fireplace with tile extending to the ceiling, while additional windows throughout fill the home with natural light. Upstairs, enjoy a vaulted bonus room and a luxurious 5-piece ensuite complete with a soaker tub and a fiberglass base shower with tiled walls, niche, glass shelves. All bathrooms and the laundry room feature tiled flooring, with a tub/shower and tiled walls in the main bath. Photos are representative. Additional highlights include 9&rsquo; basement walls, a convenient side entrance, rear BBQ gas line, maple railing with iron spindles, and motion sensor lighting in all walk-in closets&mdash;perfectly blending comfort, function, and modern design. 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&rsquo;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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.

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