

\$474,900 - 25 Southborough Lane, Cochrane

MLS® #A2237205

\$474,900

3 Bedroom, 3.00 Bathroom, 1,213 sqft
Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunityâ€™ Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines

Meet the Brisbane! Master Built by Douglas Homes, this beautifully designed semi-detached home features a bright open plan with 3 bedrooms and 2.5 baths just under 1200sqft PLUS a full, undeveloped basement - waiting for you to make your mark!

On the main floor, you are greeted by the bright, great room with built-in electric fireplace, opening onto your beautiful kitchen, stunningly upgraded with 42â€™ full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops. Premium engineered hardwood flooring, 9â€™ ceilings and 8â€™ doors run throughout the main floor living areas. Upstairs youâ€™ll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this PLUS two-car concrete parking pad, and separate basement side entry! Come



experience life in Southbow Landing - one of Cochrane's newest communities!

***This home is under construction, and set for completion in early October. Photos are of a similar unit & are representative of the floor plan, features and finishes. 25 Southborough Lane may have a slightly different interior finishing package than as shown.

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2237205 |
| Price | \$474,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,213 |
| Acres | 0.06 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 25 Southborough Lane |
| Subdivision | Southbow Landing |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3J4 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Great Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 15 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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