

# \$506,800 - 45 Southborough Lane Sw, Cochrane

MLS® #A2220652

**\$506,800**

3 Bedroom, 3.00 Bathroom, 1,491 sqft

Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

Welcome to the Semi-Detached Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island. Facing West, this home is full of natural light beaming through the large East/West windows. Upstairs holds 3 bedrooms, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. The basement of this home includes rough-ins and 9' ceilings. Nestled along the Bow River, Southbow Landing is designed to stay connected to the natural landscape by preserving significant slopes, treed areas, and open lands. With over 10 kilometers of pathways, this community offers ample opportunities to explore the outdoors while staying active. Much of South bow Landing will be dedicated to open spaces, schools, and pathways, providing an ideal environment for outdoor activities and family life. It's more than just a place to live—it's a community designed to meet the needs of residents at every stage of life.

Built in 2025



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220652               |
| Price          | \$506,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,491                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 45 Southborough Lane Sw |
| Subdivision | Southbow Landing        |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 3J4                 |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other                                |
| Parking Spaces | 3                                    |
| Parking        | Alley Access, On Street, Parking Pad |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator                                                      |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting, Rain Gutters |
|-------------------|------------------------|

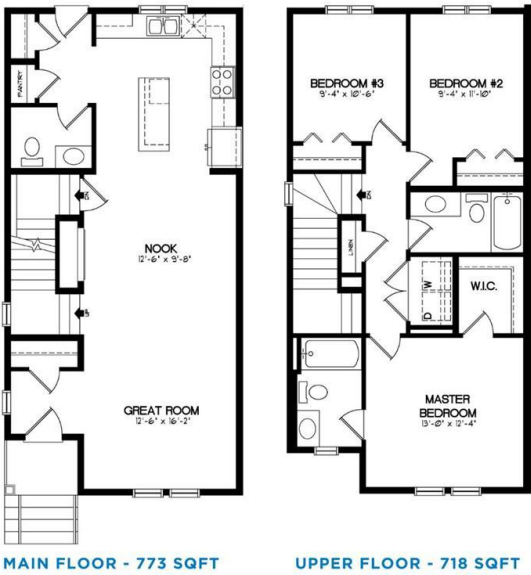
|                 |                                |
|-----------------|--------------------------------|
| Lot Description | Back Lane, Back Yard, Interior |
| Roof            | Asphalt Shingle                |
| Construction    | Vinyl Siding, Wood Frame       |
| Foundation      | Poured Concrete                |

Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 80             |
| Zoning         | R-MX           |

Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|



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