# \$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 liveâ€"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, Interio

Roof Asphalt Shingle

Vinyl Siding, Wood Frame Construction

**Poured Concrete** Foundation

### **Additional Information**

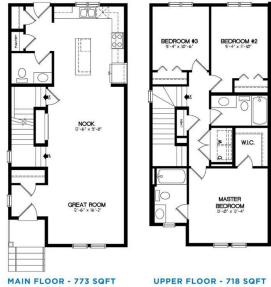
May 17th, 2025 Date Listed

Days on Market 79

Zoning R-MX

# **Listing Details**

**RE/MAX Crown Listing Office** 



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