# \$499,900 - 21 Southborough Lane, Cochrane

MLS® #A2236889

## \$499,900

3 Bedroom, 3.00 Bathroom, 1,331 sqft Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

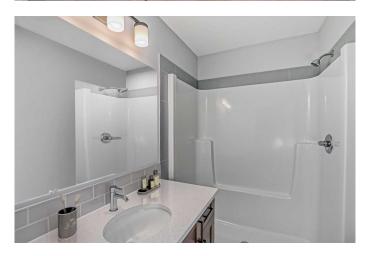
\*\*\*The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunityâ€" Homes placed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

Welcome to the Melbourne - A stunning West facing semi-detached home, Master Built by Douglas Homes in one of Cochrane's newest communities â€" Southbow Landing!

The open concept floorpan of this bright and spacious home draws you in with a large, light-filled great room with built-in electric fireplace, open dining nook & beautiful kitchen equipped with UPGRADED 42― full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops making this the perfect space for entertaining and casual dining. Premium engineered hardwood flooring runs throughout the main floor living areas, complemented by 9' ceilings and 8' doors, creating a feeling of space and height. Upstairs you'II 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







AND a full width front porch, two-car concrete parking pad, and separate basement side entry!

\*\*\*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. 21 Southborough Lane may have a slightly different interior finishing package than as shown.

#### Built in 2024

### **Essential Information**

MLS® # A2236889 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,331 Acres 0.06 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 21 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 Beamed Ceilings, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub,

Walk-In Closet(s), Recessed Lighting, Separate Entrance

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Exterior Entry, 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 3rd, 2025

Days on Market 54

Zoning R-MX

## **Listing Details**

Listing Office Royal LePage Blue Sky

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