

**95 Southborough Crescent  
Cochrane, Alberta**

**MLS # A2252729**

# \$558,800



<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Concord 2 by Broadview Homes in Southbow Landing! This 1,717 sq. ft. home offers 3 bedrooms, 2.5 bathrooms, and a bright, open-concept layout with a central kitchen that serves as the heart of the home. Thoughtfully designed for modern living, the main level is ideal for both entertaining and family life. Upstairs, you'll find a versatile loft, convenient laundry, and three spacious bedrooms including a private primary bedroom with walk-in closet and ensuite. A separate entrance and basement plumbing rough-ins provide excellent potential for future development. Complete and move-in ready, this home combines functionality, style, and comfort in one stunning package.