

**28 Southborough Lane  
Cochrane, Alberta**

**MLS # A2271162**

**\$799,000**



<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,174 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** NA

Are you looking to invest in Southbow Landing or buy a home but aren't ready to move in yet? This is the opportunity you've been waiting for! Introducing Trico Homes' Harrington show home, a fully finished 2,173 sq. ft. 4-bedroom, 3.5-bath home, now available for purchase with a guaranteed 7.5% leaseback return (pre-gst based on the purchase price) paid monthly by the builder. One of the most secure and desirable investment opportunities on the market, owning a premium show home where you enjoy stress-free, reliable monthly income while Trico continues to use the property for sales and marketing. Trico retains full care and control of the home during the leaseback term, covering all utilities, maintenance, and show home upkeep, making this a truly hands-off, worry-free investment. Professionally designed and fully upgraded, the Harrington features premium finishes, designer selections, and expert craftsmanship throughout. This home is beautifully landscaped, showcases curated interior styling, and is maintained in pristine condition at all times by Trico for the entire leaseback. Ideal for investors seeking reliable passive income or buyers wanting to purchase now and move later. Located in Cochrane's up and coming community of Southbow Landing, surrounded by pathways, natural spaces, and future amenities. This is a rare opportunity to own a premium show home with exceptional returns! For more information, book a showing with your Realtor today!