

### 168 Southborough Common Cochrane, Alberta

MLS # A2273060



## \$649,900

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,275 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** n/a

\$30K incentive applied to the price! Presenting 168 Southborough Common, a stunning two-storey residence designed for modern family living in the picturesque community of Southbow Landing. The main level is thoughtfully laid out for both entertaining and daily function, featuring a bright Foyer, a versatile Den perfect for a home office, an open-concept flow between the well-equipped Kitchen, sun-filled Nook, and comfortable Great Room, all complemented by a convenient 2-piece half bathroom, Mudroom, and easy access to the double car attached garage. Upstairs, the home transitions into a private sanctuary, highlighted by four generous bedrooms, including a luxurious Primary Bedroom retreat with its own spa-like 5-piece ensuite bathroom and an expansive walk-in closet. The three additional bedrooms are well-served by a secondary 5-piece bathroom, while a large, flexible Bonus Room provides essential space for family activities, and a tucked-away laundry closet adds ultimate convenience. This exceptional property offers an abundance of space and a highly functional floor plan in a desirable new community known for its pathways and proximity to nature.