

780-832-5880

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168 Southborough Common Cochrane, Alberta

MLS # A2273060



\$679,900

| Division: | Southbow Landing | | | | |
|-----------|------------------------|--------|------------------|--|--|
| Type: | Residential/House | | | | |
| Style: | 2 Storey | | | | |
| Size: | 2,259 sq.ft. | Age: | 2025 (0 yrs old) | | |
| Beds: | 4 | Baths: | 2 full / 1 half | | |
| Garage: | Double Garage Attached | | | | |
| Lot Size: | 0.08 Acre | | | | |
| Lot Feat: | Rectangular Lo | t | | | |

| Heating: | Forced Air | Water: | - |
|-------------|---------------------------------|------------|------|
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Kitchen Island, Pantry, Walk-In Closet(s)

community known for its pathways and proximity to nature.

Inclusions: n/a

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