

### 32 Southborough Common Cochrane, Alberta

MLS # A2273654



## \$649,900

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,927 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** n/a

This exceptional half duplex in Cochrane's rapidly developing Southbow Landing community is a strategic investment, uniquely designed for both premium family living and significant financial advantage, while adhering strictly to a modern, concise, and clear standard. The main floor opens with a welcoming foyer, leading into a bright, open-concept layout defined by durable, contemporary finishes. The core of the home is the functional kitchen, typically featuring an island and ample prep space, which flows naturally into the casual nook and the spacious Great Room, creating an ideal area for daily life and entertaining. Efficiency is maximized by the crucial walk-through pantry connecting the kitchen to the convenient mudroom. Moving upstairs, the floor plan is dedicated to rest and privacy, highlighted by the Primary Bedroom retreat, which boasts a generous 5-piece ensuite bathroom ( with dual sinks) and a walk-in closet. The upper level is completed by two additional well-proportioned bedrooms—one of which includes its own walk-in closet—and a 4-piece secondary bathroom. The true distinguishing feature of this property, however, lies in the lower level: a fully finished and professionally legal secondary suite. This self-contained, income-generating unit is positioned as a powerful mortgage helper or an excellent option for multi-generational living, featuring its own additional spacious bedroom, a full bathroom, a complete second kitchen, and a private family room, offering independence and a strong return on investment within a highly desirable community close to pathways, parks, and all of Cochrane's amenities.