

**32 Southborough Common
Cochrane, Alberta**

MLS # A2273654



\$649,900

Division: Southbow Landing

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,927 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.07 Acre

Lot Feat: Rectangular Lot

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MX

Utilities: -

Heating: Forced Air
Floors: Carpet, Ceramic Tile, Laminate
Roof: Asphalt Shingle
Basement: Full
Exterior: Stone, Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Features: 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.