

**80 Southborough Lane  
Cochrane, Alberta**

**MLS # A2281143**

# \$674,250



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to The Pineview II by NuVista Homes, located at 80 Southborough Lane in the Southbow community of Cochrane. This 2,148 sq ft home offers 4 bedrooms and 2.5 bathrooms with a functional layout designed for modern family living. The main floor features 9' ceiling heights, luxury vinyl plank flooring, a natural gas fireplace, and an open-concept great room ideal for everyday living and entertaining. The kitchen showcases two-tone cabinetry with taller upper cabinets, quartz countertops, and a spacious island with walk-through pantry access. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, complemented by three additional bedrooms, a full bathroom, a central bonus room, and convenient upper-floor laundry. A side entrance, foundation height, two additional feet of garage width, and future basement development potential add flexibility and long-term value. Located close to parks, pathways, and amenities. Photos are representative.