

**65 Southborough Lane
Cochrane, Alberta**

MLS # A2285758

\$504,800



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|------------------|---|-------------------------------|
| Division: | Southbow Landing | |
| Type: | Residential/Duplex | |
| Style: | 2 Storey, Attached-Side by Side | |
| Size: | 1,782 sq.ft. | Age: 2025 (1 yrs old) |
| Beds: | 3 | Baths: 2 full / 1 half |
| Garage: | Parking Pad, Rear Drive | |
| Lot Size: | 0.06 Acre | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Other, Stone, Vinyl Siding | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to the beautiful community of Southbow Landing. This well designed 3 bedroom, 2.5 bath home offers 1,782 ft² of functional and stylish living space. Step inside to a bright, sunny front living room centred around a cozy fireplace, creating a comfortable space to relax or gather. The home flows naturally into the kitchen and dining area located at the back of the house, overlooking the yard and offering a great layout for both everyday living and hosting. The kitchen is a standout, featuring warm light brown cabinetry, coordinating light quartz countertops, a large pantry, and a striking black Silgranit sink with black fixtures that add modern contrast and style. At the rear of the home, you'll find a convenient closet at the back entrance along with a 2 piece bathroom. Upstairs offers a family friendly layout with three bedrooms, a full size linen closet, two full bathrooms, and an upper laundry area for everyday convenience. The basement is ready for your future plans, featuring 9 foot ceilings and rough in plumbing for a future bathroom. A garage pad is already in place for construction of a future double garage.