

**65 Southborough Lane
Cochrane, Alberta**

MLS # A2285758



\$504,800

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		

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.