

# \$769,000 - 32 Southborough Lane, Cochrane

MLS® #A2233041

**\$769,000**

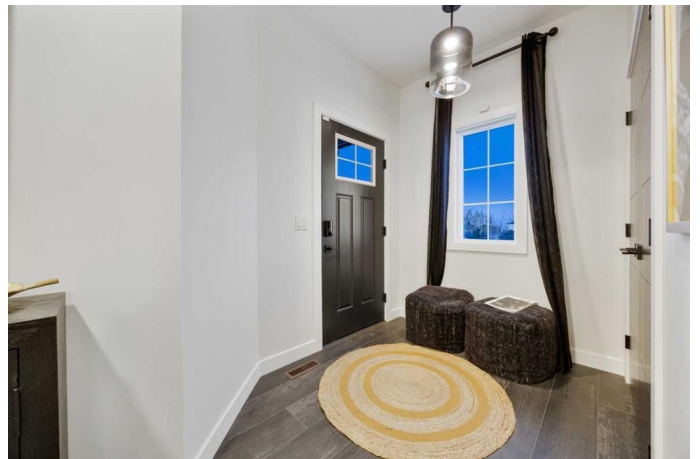
3 Bedroom, 3.00 Bathroom, 2,216 sqft

Residential on 0.09 Acres

Southbow Landing, Cochrane, Alberta

The Bennett is a beautifully crafted home built for comfort and luxury. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you.

This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full home of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. The main floor features a versatile flex room with double French doors, luxury vinyl plank flooring, and an open to above great room with soaring ceilings and a gas fireplace. The executive kitchen boasts built-in stainless steel appliances, a walk-in pantry, and flows seamlessly to the rear deck. Upstairs, every bedroom includes a walk-in closet. The spacious primary bedroom offers a spa-like 5-piece ensuite with a walk-in shower with tiled walls and a soaker tub. Additional windows throughout flood the home with natural light. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping



credit is also provided by Sterling Homes  
Calgary.  
Photos are representative.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233041    |
| Price          | \$769,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,216       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 32 Southborough Lane |
| Subdivision | Southbow Landing     |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C 3J4              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                    |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Decorative, Gas  |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 47              |
| Zoning         | TBD             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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