

# \$474,900 - 25 Southborough Lane, Cochrane

MLS® #A2237205

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

\*\*\*The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunityâ€™ Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines\*\*\*

Meet the Brisbane! Master Built by Douglas Homes, this beautifully designed semi-detached home features a bright open plan with 3 bedrooms and 2.5 baths just under 1200sqft PLUS a full, undeveloped basement - waiting for you to make your mark!

On the main floor, you are greeted by the bright, great room with built-in electric fireplace, opening onto your beautiful kitchen, stunningly upgraded with 42â€™ full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops. Premium engineered hardwood flooring, 9â€™ ceilings and 8â€™ doors run throughout the main floor living areas. Upstairs youâ€™ll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this PLUS two-car concrete parking pad, and separate basement side entry! Come



experience life in Southbow Landing - one of Cochrane's newest communities!

\*\*\*This home is under construction, and set for completion in early October. Photos are of a similar unit & are representative of the floor plan, features and finishes. 25 Southborough Lane may have a slightly different interior finishing package than as shown.

Built in 2024

**Essential Information**

MLS® #	A2237205
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	25 Southborough Lane
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3J4

**Amenities**

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	R-MX

## Listing Details

Listing Office	4th Street Holdings Ltd.
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