

\$519,900 - 37 Southborough Lane, Cochrane

MLS® #A2264168

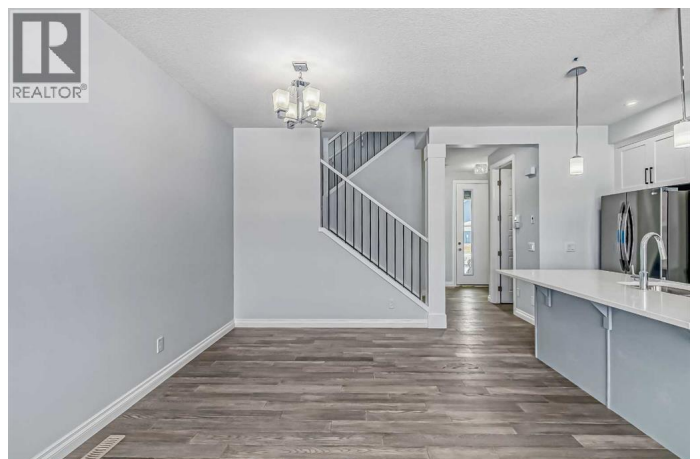
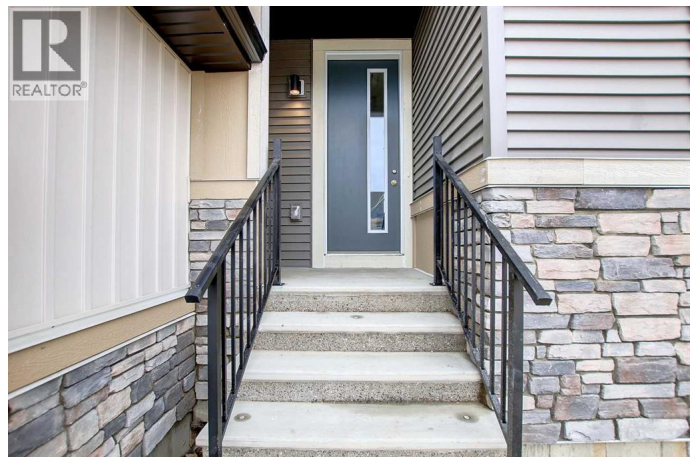
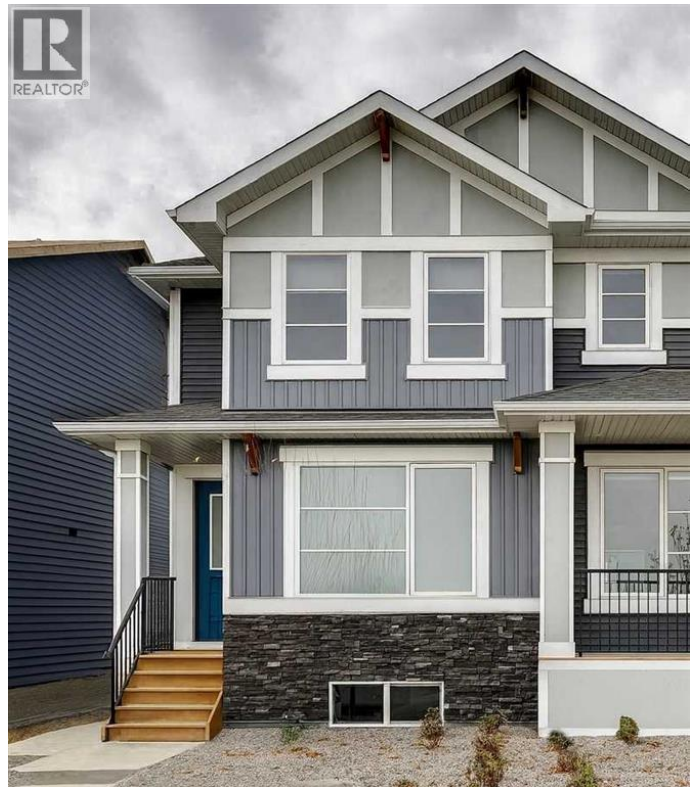
\$519,900

3 Bedroom, 2.00 Bathroom, 1,491 sqft

Single Family on 0.06 Acres

Southbow Landing, Cochrane, Alberta

WOW ! A brand new home by Douglas Homes- Master Builder. Located one block from the new park that has been put into Southbow Landing. Thinking you may need a little bit more space ? Why not upgrade to this beautiful attached property- The Canberra ! With a generous almost 1500 worth of square footage, this home is sure to impress. This home provides 3 bedrooms, 2.5 bathrooms, a main floor bedroom or office for a perfect floor plan. The Douglas Homes kitchen comes standard with Quartz countertops on both the main floor kitchen, and the upstairs bathrooms. What an upgrade ! What really sets this home apart is the main floor office, isn't that handy ? As you go upstairs, the large window going up the stairs brings in lots of natural light. It's one of our favourite features of this home. Once upstairs, you will find 3 large bedrooms, and a walk in, full size washer and dryer with room for storage. The upstairs primary bedroom is spacious, and has a walk in closet, and even double sinks in the primary ensuite. This home doesn't even feel like a semi detached property, if you can believe it ! On the way to the basement you will find a side entrance which is perfect for a possible mortgage helper (with approval from Rocky View County). This home is ready in about six months and it can be yours this spring, and the best part is you have enough time to choose your palette of colours/finishings. Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home &



interior photos are for illustration purposes only. Actual elevation style, interior colours/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such. Directions: Come to the Show Home first located at 115 Southborough Crescent. Show Home hours to view. This home is under construction (id:6289)

Built in 2025

Essential Information

Listing #	A2264168
Price	\$519,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,491
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	37 Southborough Lane
Subdivision	Southbow Landing
City	Cochrane
Province	Alberta
Postal Code	T4C2S6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave
Heating	Natural gas Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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Listing information last updated on November 5th, 2025 at 3:16am PST