



GRASSROOTS
REALTY GROUP

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85 Southborough Square
Cochrane, Alberta

MLS # A2293316



\$690,000

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-MX

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Pineview by NuVista Homes, located at 85 Southborough Square in the growing Southbow community of Cochrane. This thoughtfully designed 2,040 sq. ft. two-storey home offers 3 bedrooms and 2.5 bathrooms with a spacious and functional layout. The open-concept main floor features luxury vinyl plank flooring, a modern kitchen with quartz countertops and tall upper cabinetry, and a bright dining and great room anchored by an electric fireplace with full tile surround. A flex room on the main level adds versatility for a home office or additional living space. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, alongside two additional bedrooms and a central media room. Additional highlights include 9' foundation and main floor ceilings, a convenient side entrance for future basement development potential, an oversized garage with 'extra width, and an 11' x 10' rear deck perfect for outdoor entertaining.