



**64 Southborough Common  
Cochrane, Alberta**

**MLS # A2302894**



**\$665,743**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,841 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Built by a trusted builder with over 75 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The kitchen offers a functional layout with a central island, chimney hood fan with microwave built into the upper cabinets, gas line for a future range, and a convenient walk-through pantry with broom storage. The main living area is anchored by a cozy electric fireplace, while large additional windows bring in an abundance of natural light. Upstairs, enjoy a vaulted bonus room and a well-appointed 3-piece ensuite featuring a fiberglass base shower with tiled walls, ledge, barn-style glass door, and a bank of drawers in the vanity. The walkout basement includes a 1 BEDROOM LEGAL SUITE, complete with its own kitchen and a stylish bathroom featuring a tiled shower with barn glass door. Additional highlights include LVP flooring throughout the main floor, basement common areas and stairwell, paint grade railing with iron spindles, 9&rsquo; basement ceilings, and a rear deck with BBQ gas line rough-in and privacy wall. 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, plus an electric car charger rough-in, it&rsquo;s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this homesuite includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub.