



**17 Southborough Common
Cochrane, Alberta**

MLS # A2307111



\$669,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

The beautifully designed Alfa by Daytona homes backs directly onto green space with a playground, offering peaceful park views and family-friendly living. The open-concept kitchen features a walkthrough pantry and overlooks the main living area, while a main-floor den provides the perfect home office or flex space. Upstairs, enjoy a central bonus room, convenient laundry, and a spacious primary retreat with a walk-in closet and luxurious 5-piece ensuite featuring a tile shower. Built with a 9' foundation, side entry, and upgraded 200-amp electrical panel, this home blends style, space, and future-ready functionality.