



**73 Southborough Square
Cochrane, Alberta**

MLS # A2311690



\$607,740

Division:	Southbow Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 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:	Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

MAIN FLOOR LIVING WITH FULLY DEVELOPED BASEMENT & WET BAR Welcome to this thoughtfully designed home built by NuVista Homes, offering a functional layout with 3 bedrooms and 3 bathrooms across two levels of living space. The main floor features 9' ceilings, luxury vinyl plank flooring, and a bright open-concept design centered around an electric fireplace with full-height tile surround. The kitchen includes quartz countertops and extended upper cabinetry for added style and storage. The spacious primary bedroom is located on the main level and features a 5-piece ensuite for added comfort and convenience. The fully developed lower level adds approximately 770 sq ft of additional living space with two bedrooms, a full bathroom, and a wet bar—ideal for entertaining or accommodating guests. Enjoy outdoor living on the 11' x 10' rear deck, perfect for summer BBQs.

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