



GRASSROOTS

REALTY GROUP

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**125 Southborough Common
Cochrane, Alberta**

MLS # A2311773



\$739,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,274 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Back Lane, Rectangular Lot		

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

Inclusions: NA

Located in the new community of Southbow Landing, this brand new Trico-built Monroe model is a 2,268 sq ft split-level walkout that brings a bit more flow and character than the typical two-storey, with 9-foot ceilings on the main floor and a layout designed for the way families live. Step inside and the main floor opens up — bright, airy, and easy to move through. At the centre, the kitchen is finished with quartz counters, 42" upper cabinetry with crown moulding, stainless steel appliances and a generous island that handles everything from meal prep to homework to a glass of wine while dinner's on. The great room is centred on a fireplace with tile surround, and the dining area opens out to a rear deck — the spot for morning coffee or summer evenings just off the kitchen. Upstairs, three bedrooms wrap around a central bonus room that gives the whole family a second living space to spread out. The primary bedroom is a comfortable retreat with a walk-in closet and a 5-piece ensuite featuring a glass and tile shower and dual vanities. Both secondary bedrooms have their own walk-in closets, and the upstairs laundry room is sized to actually make laundry day easier. The walkout lower level is a blank canvas, ready to grow with you — a future rec room, home gym, guest space or extended family living. A double garage completes the home. Southbow Landing is one of Cochrane's newest planned communities, with schools, parks, pathways and gathering spaces designed for families putting down roots. With quick access to downtown Cochrane, an easy commute into Calgary, and the mountains close by for weekends away, it's a place that makes everyday life feel a little easier. Call your favourite realtor and book a showing today! *Photos are representative of a previous home with similar layout & finishes. Reach out for more details on this specific

home.*