



**180 Southborough Common  
Cochrane, Alberta**

**MLS # A2315357**



**\$763,776**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Built by a trusted builder with over 70 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! This stunning 2025 home offers a side entrance, 9&rsquo; basement walls, rear deck with BBQ gas line rough-in, and a main floor flex room. Enjoy an open-to-above great room with an electric fireplace featuring floor-to-ceiling tile, vaulted bonus room, paint grade railing with iron spindles, triple pane windows, and additional windows throughout. LVP spans the main floor, complemented by quartz countertops. The executive kitchen showcases built-in stainless steel appliances, gas cooktop, fridge with water and ice, Silgranit sink, waterfall island, pots and pans drawers, and a walk-in pantry. The 5-piece ensuite includes a soaker tub and tiled shower, plus tile flooring in wet areas and banks of drawers. 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 home 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. Photos are representative.