



**28 Southborough Lane
Cochrane, Alberta**

MLS # A2315604



\$799,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

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:	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: NA

Looking to invest in Southbow Landing, or buy now and move in later? Trico Homes' Harrington show home is now available for purchase — a fully finished 4-bedroom, 3.5-bath home, offered with a guaranteed 6% leaseback return (pre-GST, based on the purchase price) paid monthly by the builder. Imagine owning a beautiful show home that pays you back. You collect reliable monthly income while Trico continues to use the property for sales and marketing, and throughout the leaseback term they take care of everything — full care and control of the home, plus all utilities, maintenance and upkeep. It's about as hands-off as homeownership gets. The Harrington itself is professionally designed and fully upgraded, with premium finishes, designer selections and quality craftsmanship throughout. Inside, the main floor opens up around the kitchen, great room and dining area, with a powder room tucked off to the side. Upstairs, a central bonus room is framed by three bedrooms, including a primary suite with a walk-in closet and private ensuite. The fully finished basement adds a fourth bedroom and full bathroom, along with room to grow into. Beautifully landscaped and styled with a curated interior, it's kept in pristine condition by Trico for the full leaseback term. Whether you're an investor looking for dependable passive income or a buyer who wants to purchase now and settle in down the road, this one's a rare find — set in Cochrane's growing community of Southbow Landing, surrounded by pathways, natural spaces and future amenities. Call your favourite realtor and book a showing today!