



**20 Southborough Common  
Cochrane, Alberta**

**MLS # A2317513**

**\$567,198**



<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 20 Southborough Common built by Sterling Homes Calgary, featuring vaulted ceilings and greenspace backing lot. This beautifully finished home offers a thoughtful layout backing onto greenspace. The executive kitchen features built-in stainless steel appliances, a gas cooktop, waterfall island, Silgranit sink, pots and pans drawers, and a walk-in pantry. The ensuite includes tile flooring and a tiled shower, while quartz countertops with undermount sinks add a refined touch throughout. Additional highlights include triple-pane windows, luxury vinyl plank flooring throughout the main floor, main bath, and laundry, a gas fireplace, paint-grade railing with iron spindles, and a vaulted bonus room. The home also includes a side entrance, 9 ft basement wall height, painted basement floor, and a rear deck with privacy wall and BBQ gas line rough-in. 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'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—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.