



**48 Southborough Common
Cochrane, Alberta**

MLS # A2322796



\$599,800

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,841 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

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:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Hogan 4 by Sterling Homes Calgary! 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 2025 walkout home features a 5-piece ensuite with pocket door, soaker tub with tiled skirt, and fiberglass base shower with tiled walls, niche, and barn-style glass door, plus a bank of drawers and LVP flooring in the ensuite, upper bath, and laundry. The executive kitchen offers a chimney hoodfan, built-in microwave tower, waterline to fridge, pots and pan drawers, waterfall granite edge island with dishwasher, and walk-through pantry with broom closet. Enjoy a 9' basement wall, rear deck with BBQ gas line rough-in, electric fireplace with tile capped ledge, paint grade railing with iron spindles, and additional windows throughout. 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.