



GRASSROOTS
REALTY GROUP

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24 Southborough Common
Cochrane, Alberta

MLS # A2324378



\$572,742

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 sq.ft.	Age:	2025 (1 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Stunning home backing onto greenspace with side entrance, 9' basement walls, painted basement floor, and rear deck featuring privacy wall and BBQ gas line rough-in. Enjoy LVP throughout the main floor and wet areas, quartz countertops with undermount sinks, triple pane windows, electric fireplace with floor-to-ceiling tile, paint-grade railing with iron spindles, and vaulted bonus room. Executive kitchen offers built-in stainless steel appliances, gas cooktop, fridge with water/ice, Silgranit sink, pots & pans drawers, waterfall island, and walk-in pantry. 5-piece ensuite includes soaker tub and tiled fiberglass shower. 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. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring 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 representative.