



**28 Southborough Bay
Cochrane, Alberta**

MLS # A2325589



\$639,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,728 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Street Lighting		

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:	Bathroom Rough-in, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Sump Pump(s)		

Inclusions: N/A

Set on a large pie-shaped lot in a quiet cul-de-sac, this thoughtfully designed home offers the perfect combination of space, comfort, and future potential. The bright sunshine basement features 9' foundation walls and a separate side entrance, creating an ideal opportunity for future development or additional living space. The main floor is warm and inviting with a beautiful fireplace serving as the focal point of the open-concept living area, perfect for relaxing or entertaining. Upstairs, the spacious primary retreat is designed for comfort and features a luxurious 5-piece ensuite complete with dual sinks, a deep soaker tub, and a tiled shower for a spa-inspired experience. Every detail has been carefully selected to maximize functionality and style, while the oversized pie lot provides exceptional outdoor space for kids, pets, gardening, or potential future landscaping. Located on a quiet street with minimal traffic, this home offers an outstanding lifestyle with room for your family to grow. Photos are representative.