



**72 Southborough Square NE
Cochrane, Alberta**

MLS # A2327267



\$786,370

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,557 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

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:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Beautiful Pierce 2 model home backing greenspace with oversized garage, side entrance, 9' basement walls, rear landing, plus main floor bedroom and full bath. Enjoy LVP throughout the main, additional windows, electric fireplace, paint-grade railing with iron spindles, vaulted bonus room ceiling, and primary bedroom wall detail. Executive kitchen features built-in stainless steel appliances, chimney hood fan, gas range, and walk-in pantry. The 5-piece ensuite offers a soaker tub, tiled fiberglass shower with niche and barn-style glass door, tile flooring, and vanity bank of drawers. Main bath includes dual sinks and drawers, with tiled flooring in all bathrooms and laundry. 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, 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 representative.