



GRASSROOTS
REALTY GROUP

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173 Southborough Common
Cochrane, Alberta

MLS # A2332905



\$699,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,998 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	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:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Legal basement suite! Whether you're looking to create the perfect space for extended family, this professionally designed legal suite adds outstanding value and flexibility. Welcome to the Alfa in Southbow Landing, a thoughtfully designed home that blends modern style with everyday functionality. The main floor features a private den, ideal for a home office or study, while the expansive open-concept kitchen offers plenty of room to gather, complete with a convenient walkthrough pantry for effortless organization. Upstairs, a central bonus room provides the perfect secondary living space for movie nights or a kids' play area. Retreat to the spacious primary bedroom featuring a luxurious 5-piece ensuite with a beautifully finished tiled shower. Located in one of Cochrane's newest master-planned communities, this home offers incredible versatility, stylish finishes, and the lifestyle you've been waiting for. Photos are representative.