



GRASSROOTS
REALTY GROUP

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**52 Southborough Common
Cochrane, Alberta**

MLS # A2339309



\$574,520

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,624 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		

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, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

This stunning duplex is perfectly sized for families, first-time buyers, or downsizers. Enjoy a walkout basement, 9' ceilings, added windows, and a rear deck with privacy wall and BBQ gas line for easy outdoor living with a lovely greenspace view from the backyard. The executive kitchen features built-in stainless steel appliances, chimney hood fan, gas cooktop, pendant lighting, walk-in pantry, quartz counters, and undermount sinks. Gather by the fireplace or relax in the bonus room with a spacious vaulted ceiling. The 5-piece ensuite offers a soaker tub and fully tiled shower with bench, plenty of storage, and barn door. Included also: LVP main floor, upper laundry, upgraded bathroom sinks and vanity storage. Photos are representative. 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.