



GRASSROOTS
REALTY GROUP

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**64 Southborough Common
Cochrane, Alberta**

MLS # A2340302



\$639,493

Division:	Southbow Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,841 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

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

Inclusions: n/a

The Hogan 4 by Sterling Homes Calgary! Welcome to this exceptional walkout home backing onto greenspace, featuring a legal basement suite and thoughtfully designed modern finishes throughout. Built by a trusted builder with over 75 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. The kitchen offers a functional layout with a central island, chimney hood fan with microwave built into the upper cabinets, gas line for a future range, and a convenient walk-through pantry with broom storage. The main living area is anchored by a cozy electric fireplace, while large additional windows bring in an abundance of natural light. Upstairs, enjoy a vaulted bonus room and a well-appointed 3-piece ensuite featuring a fiberglass base shower with tiled walls, ledge, barn-style glass door, and a bank of drawers in the vanity. The walkout basement includes a 1 BEDROOM LEGAL SUITE, complete with its own kitchen and a stylish bathroom featuring a tiled shower with barn glass door. Additional highlights include LVP flooring throughout the main floor, basement common areas and stairwell, paint grade railing with iron spindles, basement ceilings, and a rear deck with BBQ gas line rough-in and privacy wall. 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 suite 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. Select photos

representative.