



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

76 Southborough Lane
Cochrane, Alberta

MLS # A2344772



\$786,419

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,369 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Street Lighting		

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:	Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this turnkey home by NuVista Homes, an award-winning builder known for quality craftsmanship and thoughtful design. This 3-bedroom, 2.5-bath home in Southbow Landing features 9' ceilings on the main floor and foundation with luxury vinyl plank flooring throughout the main level. The kitchen features an extra-long island, walk-thru pantry to the mudroom, and upgraded Samsung gourmet appliance package. A gas fireplace with full-height tile adds warmth to the living area. Upstairs offers a central bonus room and a spacious primary bedroom with a 5-piece ensuite and large walk-in closet. A side entrance provides future basement development potential, while the 12' x 10' rear deck is perfect for summer BBQs. Built for comfort in every season with triple-pane windows and lifetime limited warranty shingles, this home includes Alberta New Home Warranty. Photos are representative.