



GRASSROOTS
REALTY GROUP

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72 Southborough Lane
Cochrane, Alberta

MLS # A2344799



\$674,973

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,052 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:	Back Yard, 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:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this turnkey home by NuVista Homes, a 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 upgraded Samsung gourmet appliance package and flows into the living area with a gas fireplace and full-height tile surround. Upstairs offers a central bonus room, laundry with built-in shelving, and a spacious primary bedroom with a 5-piece ensuite and large walk-in closet. A side entrance provides future development potential (subject to approval), while an 11' 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.