



GRASSROOTS
REALTY GROUP

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**125 Southborough Common
Cochrane, Alberta**

MLS # A2346526



\$729,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,274 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Blinds

Picture this: keys in hand, boxes in the door, and no waiting on a build. This brand new Trico-built Monroe in Southbow Landing is COMPLETE and READY FOR IMMEDIATE POSSESSION, and it's not your typical new build two storey. Its UNIQUE SPLIT LEVEL LAYOUT spreads OVER 2,200 SQ FT across four levels on a WALKOUT LOT, giving you real SEPARATION BETWEEN THE BEDROOMS AND THE MAIN LIVING AREA. Late night movie? Early bedtime? Everyone gets their space. The EXPANSIVE MAIN LIVING AREA has 9-FOOT CEILINGS and flows from the great room to the kitchen to the dining nook, all centred on a 10-FOOT QUARTZ ISLAND. This is the spot for homework, Sunday brunch, and the friends who never leave the kitchen. Dinners come together fast on the GAS RANGE under a stainless CHIMNEY HOOD FAN, with a BUILT-IN MICROWAVE, a COUNTER DEPTH FRIDGE, and a PANTRY behind a glass French door. Cozy up by the TILED FIREPLACE, already set up for your TV above, or swing open the FRENCH DOORS to the COVERED DECK for summer BBQs with a GAS LINE ready. The kids get their OWN WING with two bedrooms, both with WALK-IN CLOSETS, and a main bath with DUAL SINKS so school mornings run smoother. Up on your own level, the PRIMARY RETREAT is your escape at the end of the day, with VIEWS, a PRIVATE SITTING AREA for your morning coffee or a good book, a WALK-IN CLOSET, and a 5-PIECE ENSUITE with a soaker tub and a TILED WALK-IN SHOWER. The CENTRAL BONUS ROOM is movie night headquarters, and the LAUNDRY ROOM sits right where the laundry actually happens. The two things most new builds leave you to buy are already here: ZEBRA BLINDS on the windows and a WASHER AND DRYER INCLUDED. The mechanicals are sorted too,

with a TANKLESS WATER HEATER on a recirculation pump, an HRV for fresh air, an EV CHARGER ROUGH-IN in the DOUBLE ATTACHED GARAGE, and a keyless entry pad. Down below, the UNFINISHED WALKOUT LEVEL is ready for a rec room, gym, or guest space, with a 3-PIECE BATHROOM ROUGH-IN, a big picture window, a door to the yard, and EXTRA STORAGE in the crawl space for all the seasonal bins and hockey bags. Trico has been building for more than three decades with one simple idea: built right, for real life. That means quality behind the walls and more of what you want included from the start. Southbow Landing is one of Cochrane's newest communities, with parks and pathways for evening walks and more planned as the neighbourhood grows. You're minutes from downtown Cochrane, an easy drive into Calgary, and close to the mountains for weekend adventures. Book your showing today!