



GRASSROOTS
REALTY GROUP

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48 Southborough Lane
Cochrane, Alberta

MLS # A2348338



\$749,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,020 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s)		

Inclusions: -

LEGAL ONE-BEDROOM BASEMENT SUITE! Welcome to this beautifully designed 2025-built home in Southbow Landing, offering approximately 2,900 sq. ft. of total living space. The east-facing entrance opens to a welcoming foyer and a private main-floor den, ideal for a home office or study. The open-concept kitchen, dining and living areas offer plenty of room to gather. The kitchen features a riser, gas stove, high-power range hood and walkthrough pantry. An electric fireplace adds warmth to the living area, while the main-level deck overlooks the west-facing backyard. Upstairs, a spacious bonus room provides a second living area. The primary bedroom features a large walk-in closet and five-piece ensuite with a tiled shower. Two additional good-sized bedrooms and a four-piece bathroom complete the upper floor. The legal one-bedroom basement suite has a separate entrance, its own furnace and its own laundry, providing flexible space for extended family or tenants. Tenants are paying a combined \$3,700 per month plus utilities. With its versatile layout and modern finishes, this Southbow Landing home offers an appealing opportunity in Cochrane.