



GRASSROOTS
REALTY GROUP

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**62 Southborough Crescent
Cochrane, Alberta**

MLS # A2348663



\$649,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,098 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	TV Brackets		

Welcome to 62 Southborough Crescent, a beautifully designed two-storey home offering approximately 2,091 sq. ft. of thoughtfully planned living space in the growing community of Southbow in Cochrane. With 3 BEDROOMS, 2.5 BATHROOMS, a spacious UPPER BONUS ROOM, a dedicated MAIN-FLOOR OFFICE, and a DOUBLE ATTACHED GARAGE, this home combines contemporary finishes with a functional layout designed for comfortable everyday living. The bright and inviting main floor features an open-concept design that seamlessly connects the kitchen, dining area, and great room, creating an ideal setting for both relaxing and entertaining. Large windows allow natural light to fill the space, while durable vinyl plank flooring adds a clean, modern finish throughout. At the heart of the home, the contemporary kitchen offers generous cabinetry, QUARTZ COUNTERTOPS, ample workspace, and a large central island perfect for meal preparation, casual dining, or gathering with family and friends. A dedicated MAIN-FLOOR OFFICE provides a comfortable and private space for working from home, studying, or managing daily tasks. A convenient powder room and functional mudroom with direct access to the DOUBLE ATTACHED GARAGE complete the main level. Upstairs, the spacious BONUS ROOM creates a versatile second living area that can easily accommodate movie nights, a children's play space, or a quiet place to unwind. The primary bedroom offers a relaxing retreat with a generous walk-in closet and a well-appointed 5-PIECE ENSUITE featuring dual sinks, a separate shower, and a soaker tub. Two additional bedrooms provide comfortable accommodations for family or guests, while a full bathroom and conveniently located UPPER-FLOOR LAUNDRY add everyday functionality. The UNDEVELOPED BASEMENT provides excellent

potential for future development, giving you the opportunity to create additional living space tailored to your lifestyle. Whether you envision a recreation room, home gym, additional bedrooms, or extra storage, there is plenty of flexibility for the future. Outside, the rear deck extends the living space outdoors and provides a welcoming setting for summer barbecues, outdoor dining, and relaxing in the backyard. Living in Southbow gives you the opportunity to enjoy the relaxed Cochrane lifestyle while staying connected to the amenities you use every day. Surrounded by pathways, parks, green spaces, and the natural beauty of the area, this growing community offers plenty of opportunities to get outside and enjoy your surroundings. Local shops, restaurants, recreation, and everyday conveniences are within easy reach, while Calgary and the Rocky Mountains are conveniently accessible for work, weekend adventures, and everything in between. Make 62 Southborough Crescent your next home and discover everything life in Southbow has to offer! Book your private showing today!