



GRASSROOTS
REALTY GROUP

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**192 Southborough Common
Cochrane, Alberta**

MLS # A2350441



\$619,900

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 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:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Located in the sought-after Southbow Landing community in Cochrane, this home offers a great, growing community surrounded by parks, pathways and natural greenspace. Offering exceptional value for a detached home, this thoughtfully designed property features three bedrooms, two and a half bathrooms and a versatile loft space on the second floor. The open-concept main floor provides plenty of room for everyday living and entertaining, while the extended garage offers additional space for vehicles, storage or recreational gear. Step outside to enjoy the south-facing backyard with views onto the greenspace. With its functional layout, desirable backyard orientation and added garage space, this detached home offers a great combination of comfort and convenience in Southbow Landing. Photos are representative.