

# \$506,800 - 45 Southborough Lane Sw, Cochrane

MLS® #A2220652

**\$506,800**

3 Bedroom, 3.00 Bathroom, 1,491 sqft

Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

Welcome to the Semi-Detached Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island. Facing West, this home is full of natural light beaming through the large East/West windows. Upstairs holds 3 bedrooms, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. The basement of this home includes rough-ins and 9' ceilings. Nestled along the Bow River, Southbow Landing is designed to stay connected to the natural landscape by preserving significant slopes, treed areas, and open lands. With over 10 kilometers of pathways, this community offers ample opportunities to explore the outdoors while staying active. Much of South bow Landing will be dedicated to open spaces, schools, and pathways, providing an ideal environment for outdoor activities and family life. It's more than just a place to live—it's a community designed to meet the needs of residents at every stage of life.

Built in 2025



## Essential Information

MLS® #	A2220652
Price	\$506,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,491
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	45 Southborough Lane Sw
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3J4

## Amenities

Amenities	Other
Parking Spaces	3
Parking	Alley Access, On Street, Parking Pad

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Rain Gutters
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Lot Description	Back Lane, Back Yard, Interior
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2025
Days on Market	62
Zoning	R-MX

Listing Details

Listing Office	RE/MAX Crown
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