

\$474,900 - 25 Southborough Lane, Cochrane

MLS® #A2237205

\$474,900

3 Bedroom, 3.00 Bathroom, 1,213 sqft
Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunityâ€™ Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines

Meet the Brisbane! Master Built by Douglas Homes, this beautifully designed semi-detached home features a bright open plan with 3 bedrooms and 2.5 baths just under 1200sqft PLUS a full, undeveloped basement - waiting for you to make your mark!

On the main floor, you are greeted by the bright, great room with built-in electric fireplace, opening onto your beautiful kitchen, stunningly upgraded with 42â€™ full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops. Premium engineered hardwood flooring, 9â€™ ceilings and 8â€™ doors run throughout the main floor living areas. Upstairs youâ€™ll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this PLUS two-car concrete parking pad, and separate basement side entry! Come



experience life in Southbow Landing - one of Cochrane's newest communities!

***This home is under construction, and set for completion in early October. Photos are of a similar unit & are representative of the floor plan, features and finishes. 25 Southborough Lane may have a slightly different interior finishing package than as shown.

Built in 2024

Essential Information

MLS® #	A2237205
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	25 Southborough Lane
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3J4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	13
Zoning	R-MX

Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.