

# \$508,800 - 53 Southborough Lane, Cochrane

MLS® #A2262257

**\$508,800**

3 Bedroom, 3.00 Bathroom, 1,693 sqft

Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

Discover the Newport 3 Duplex by Broadview Homes in the sought-after community of Southbow Landing. With 1,631 sqft of well-planned living space, this 3 bedroom, 2.5 bath home blends style and functionality. The open-concept main floor features a spacious rear kitchen with an abundance of cabinetry, perfect for both everyday living and entertaining. Upstairs, a versatile bonus room offers additional space for family, work, or relaxation. The primary bedroom showcases an upgraded ensuite designed to provide a true retreat. Basement rough-ins add future development potential, giving you room to grow. Thoughtfully crafted with modern finishes, quality details, and Broadview's signature attention to design, the Newport 3 delivers exceptional value for today's families. Southbow Landing where you can enjoy a vibrant community surrounded by convenience, green spaces, and everything you need to feel right at home.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2262257  |
| Price      | \$508,800 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,693                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 53 Southborough Lane |
| Subdivision | Southbow Landing     |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C 2S6              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Electric, Insert                                                                                                                        |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Level                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-MX              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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