\$519,900 - 37 Southborough Lane, Cochrane

MLS® #A2264168

\$519,900

3 Bedroom, 2.00 Bathroom, 1,491 sqft Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

WOW! A brand new home by Douglas Homes- Master Builder. Located one block from the new park that has been put into Southbow Landing. Thinking you may need a little bit more space? Why not upgrade to this beautiful attached property- The Canberra! With a generous almost 1500 worth of square footage, this home is sure to impress. This home provides 3 bedrooms, 2.5 bathrooms, a main floor bedroom or office for a perfect floor plan. The Douglas Homes kitchen comes standard with Quartz countertops on both the main floor kitchen, and the upstairs bathrooms. What an upgrade! What really sets this home apart is the main floor office, isn't that handy? As you go upstairs, the large window going up the stairs brings in lots of natural light. It's one of our favourite features of this home. Once upstairs, you will find 3 large bedrooms, and a walk in, full size washer and dryer with room for storage. The upstairs primary bedroom is spacious, and has a walk in closet, and even double sinks in the primary ensuite. This home doesn't even feel like a semi detached property, if you can believe it! On the way to the basement you will find a side entrance which is perfect for a possible mortgage helper (with approval from Rocky View County). This home is ready in about six months and it can be yours this spring, and the best part is you have enough time to choose your palette of colours/finishings. Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home &







interior photos are for illustration purposes only. Actual elevation style, interior colours/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such. Directions: Come to the Show Home first located at 115 Southborough Crescent. Show Home hours to view. This home is under construction

Built in 2025

Essential Information

MLS® # A2264168 Price \$519,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

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 37 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 Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other

Lot Description Back Lane, Front Yard, Rectangular Lot

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 15th, 2025

Days on Market 14

Zoning R-MX

Listing Details

Listing Office Real Broker

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