

# \$474,900 - 9 Southborough Lane, Cochrane

MLS® #A2197262

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,135 sqft  
Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

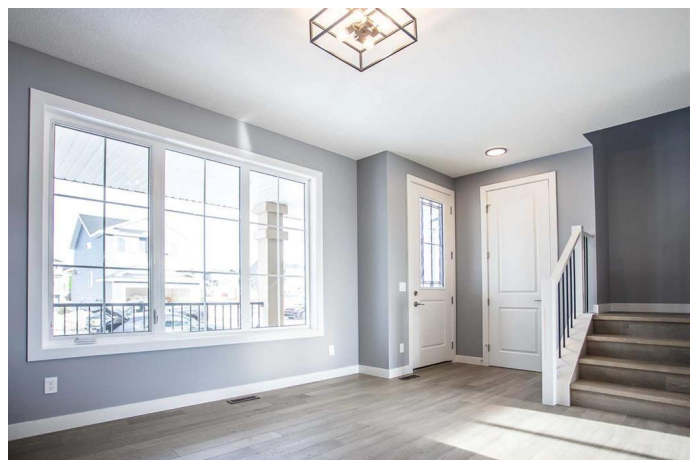
Exceptional Value! Another Brand New Built Home by Douglas Homes, Master Builder. Featuring the Brisbane Model with a West Facing Front Porch. Just perfect for you to enjoy the afternoon sunshine.

This Home is Bright and Spacious, with 3 Bedrooms Up, 2.5 Baths and Upgraded Options we know you will just love. This model is popular with First Time Home Buyers and those looking to Downsize, it's just the perfect size with around 1,135 square feet(RMS) on two floors.

The Main Floor has an Open Layout with 9' ceilings and Large Windows. Quartz countertops on both main and upper and a Large pantry. Beautiful Laminated Hardwood also covers the entire Main Floor. Adding more coziness to this floor there is also an elegant electric fire place.

This beauty also has a Separate Dining Area and a Large Living Room, Beautiful Builder's Grade Appliance Package is included with the sale price.

The upper floor has three bedrooms with a spacious primary bedroom along with a walk-in closet and generous ensuite. The two bedrooms are just perfect for your family or an office if you are working from home.



This duplex floor plan is one often asked for, one of our most popular model and a great price point, perfect for Down Sizing or moving away from renting.

Also, a side entrance feature is included.

You will need to Hurry before this one is gone. This will be a Great Place for you to call your own home.

Pictures from our Brisbane Model Showhome. 9 Southborough Lane - has a slightly different interior finishing package than as shown in the pictures presented here.

â€“(Note to fellow agents: Please read the private remarks.)

Built in 2025

### **Essential Information**

MLS® #	A2197262
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	9 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	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 26th, 2025
Days on Market	50
Zoning	R-MX

### Listing Details

Listing Office	MaxWell Canyon Creek
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