

\$519,900 - 37 Southborough Lane, Cochrane

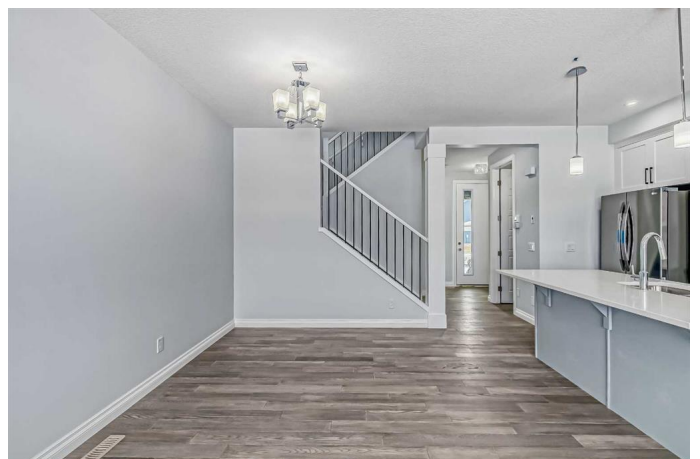
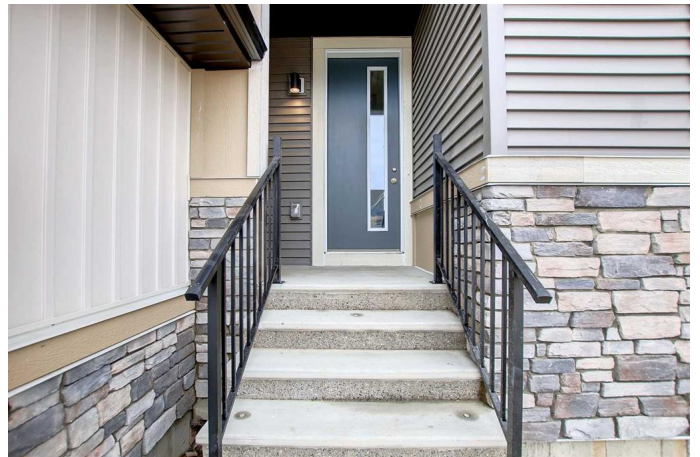
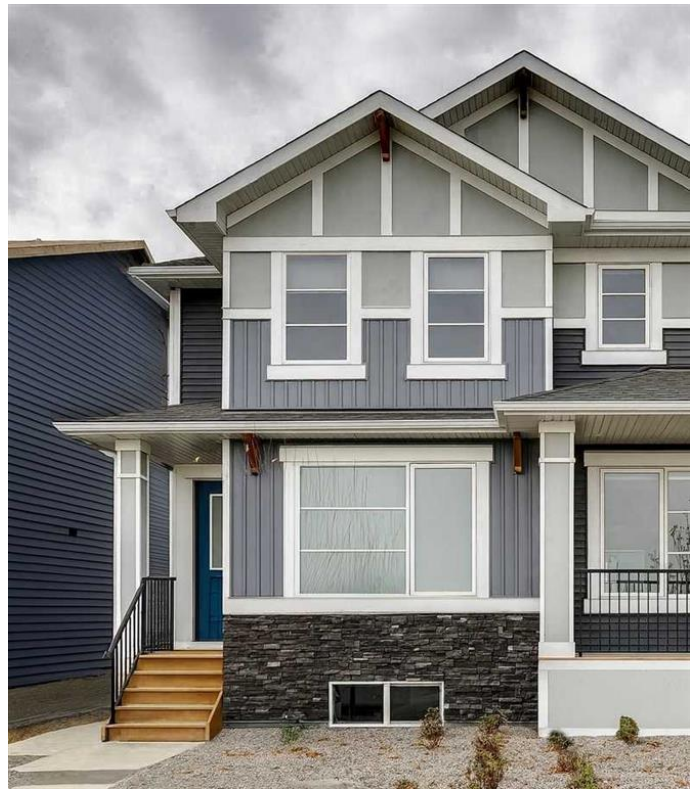
MLS® #A2264168

\$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	19
Zoning	R-MX

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.