

# \$474,900 - 25 Southborough Lane, Cochrane

MLS® #A2254461

**\$474,900**

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

Southbow Landing, Cochrane, Alberta

Meet The Brisbane " by Douglas Homes

This masterfully built semi-detached home in Southbow Landing combines modern design with everyday comfort. Offering just under 1,200 sqft of living space, 3 bedrooms, 2.5 baths, and a full undeveloped basement with side entry, this home is designed to grow with you. With a great floor plan this home is waiting for you to make your mark.

Main Floor Highlights include a bright, open concept great room with built-in electric fireplace

There is a stunning kitchen featuring 42" full-height soft-close cabinets, luxurious quartz countertops, and a stainless steel appliance package. 9'™ ceilings, 8'™ doors, and premium engineered hardwood flooring throughout main living areas.

The Upper Level Retreat has a primary suite with walk-in closet and private 3 piece ensuite  
Two additional bedrooms plus a spacious 4-piece main bath

Added Features of this home include a Two car concrete parking pad ready and poured for your new garage. The home has a Separate basement side entry for future suite potential or extra flexibility with approval from the town of Cochrane.

This home is Located in the new community



Southbow Landing which is one of Cochrane’s newest, most exciting communities!

Estimated completion: Early October 2025  
Photos shown are of a similar unit and are representative of the floor plan, features, and finishes. This home’s final interior selections may differ slightly.

Please come by show home Monday to Thursday 2-8pm and Saturday and Sunday 12-5 pm to have a tour of this home.

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254461               |
| 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 Stove, Microwave Hood Fan, Refrigerator                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                                              |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-MX                 |

## Listing Details

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

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