

\$499,900 - 21 Southborough Lane, Cochrane

MLS® #A2254955

\$499,900

3 Bedroom, 3.00 Bathroom, 1,331 sqft

Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

Welcome to The Melbourne â€” by Douglas Homes

A beautifully crafted west facing semi detached 3 bedroom home located in the exciting new community of Southbow Landing in Cochrane.

Main Floor Highlights include a spacious open concept layout with large, light filled great room and built in electric fireplace. The bright dining nook opens up to the heart of the home and includes a chef inspired kitchen. The kitchen includes a bright dining nook with u, pgraded 42â€• full-height soft-close cabinetry, quartz countertops and a stainless steel appliance package. The home has 9â€™ ceilings, 8â€™ doors, and premium engineered hardwood floors throughout main living areas

The upper level is comfortable and includes a primary retreat with walk-in closet and 3-piece ensuite, two additional bedrooms, plus a full 4-piece main bath and upstairs laundry. Extra features of the home include a charming full width front porch, a two car concrete parking pad, and separate basement side entrance which is ideal for future development with the town of Cochrane approval.

Estimated completion: Early October 2025
Photos shown are from a similar model and are representative of the floor plan, features,



and finishes. This home’s final interior package may vary slightly.

Please visit show home Monday to Thursday 2-8pm and Saturday and Sunday 12-5 pm.

Built in 2024

Essential Information

MLS® #	A2254955
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,331
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	21 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)
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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 Shingle
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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