

# \$479,900 - 9 Southborough Lane, Cochrane

MLS® #A2197262

**\$479,900**

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

Southbow Landing, Cochrane, Alberta

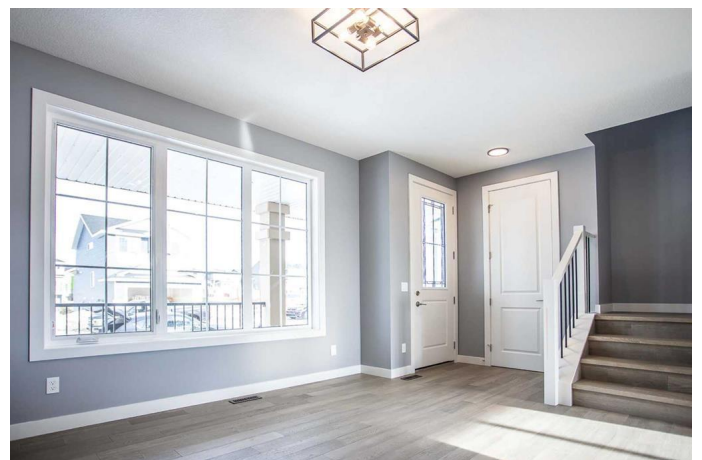
Exceptional Value! Another Brand New Built Home by Douglas Homes, Master Builder. Featuring the Brisbane Model with a West Facing Front Porch. Just perfect for you to enjoy the afternoon sunshine.

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          | \$479,900              |
| 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, Recessed Lighting, Separate Entrance, 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 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 77  
Zoning R-MX

### Listing Details

Listing Office MaxWell Canyon Creek

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