

# \$718,900 - 17 Southborough Square, Cochrane

MLS® #A2249388

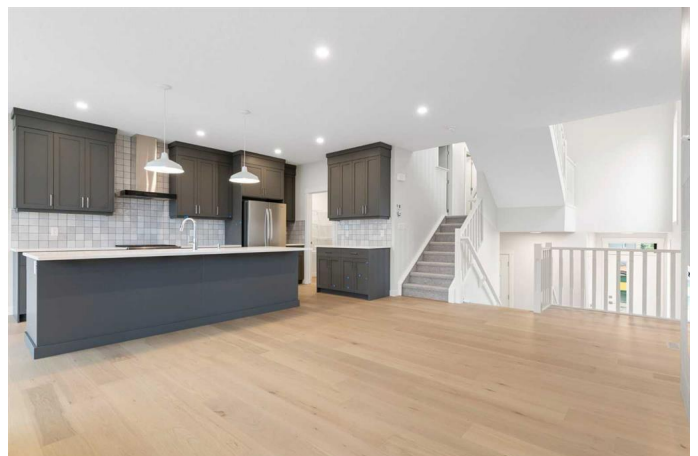
**\$718,900**

3 Bedroom, 3.00 Bathroom, 2,268 sqft

Residential on 0.08 Acres

Southbow Landing, Cochrane, Alberta

If you've been dreaming of a fresh start in one of Cochrane's newest communities, 17 Southborough Square might be exactly what you've been waiting for. This brand-new Trico home, The Monroe, offers 2,268 sq. ft. of living space with a split-level design that feels open, airy, and just a little more unique than the typical floorplan. From the moment you step inside, the main floor welcomes you with its bright and thoughtful layout. Picture cozy evenings by the fireplace in the great room, or hosting friends in a kitchen that's as functional as it is beautiful – with granite countertops, stainless steel appliances, and 42" upper cabinetry with crown moulding. On warm days, your living space flows right outside to a covered back deck with stairs to the yard – a spot for morning coffees, summer BBQs, or simply enjoying a quiet moment while the kids play. Head upstairs and you'll find a bonus room right at the centre of it all, creating a perfect balance between the three bedrooms. The primary suite feels like your own little getaway, with a spacious walk-in closet and a luxurious 5-piece ensuite complete with a glass and tile shower and dual sinks. And because life's easier with good design, the full laundry room is conveniently located on the upper floor, right where you need it. This home also comes with a double attached garage and is move-in ready, so you can settle in right away and start enjoying life in Southbow Landing. This community is thoughtfully



planned with future schools, parks, walking paths, and neighbourhood gathering spots – the kind of place where kids can ride bikes with friends, neighbours actually know each other, and everything you need is close by. All of this, with quick access to downtown Cochrane, Calgary, and the mountains when adventure calls. Call your Realtor and book your showing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249388    |
| Price          | \$718,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,268       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 17 Southborough Square |
| Subdivision | Southbow Landing       |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 2S6                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Double Vanity, Stone Counters, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Range    |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Decorative, Electric                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Full, Unfinished                                                             |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Lane                                           |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 16                |
| Zoning         | R-MX              |

## Listing Details

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

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