

# \$499,900 - 21 Southborough Lane, Cochrane

MLS® #A2236889

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,331 sqft  
Residential on 0.06 Acres

Southbow Landing, Cochrane, Alberta

\*\*\*The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunityâ€™ Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/Canada Revenue Agency rules and guidelines\*\*\*

Welcome to the Melbourne - A stunning West facing semi-detached home, Master Built by Douglas Homes in one of Cochraneâ€™s newest communities â€™ Southbow Landing!

The open concept floorpan of this bright and spacious home draws you in with a large, light-filled great room with built-in electric fireplace, open dining nook & beautiful kitchen equipped with UPGRADED 42â€™ full-height soft-close cabinets, stainless steel appliance package, and luxurious quartz countertops - making this the perfect space for entertaining and casual dining. Premium engineered hardwood flooring runs throughout the main floor living areas, complemented by 9â€™ ceilings and 8â€™ doors, creating a feeling of space and height. Upstairs youâ€™ll find your serene primary bedroom with generous walk-in closet and 3-piece ensuite bath, two additional bedrooms, and a 4-piece main bath. All this



AND a full width front porch, two-car concrete parking pad, and separate basement side entry!

\*\*\*This home is under construction, and set for completion in early October. Photos are of a similar unit & are representative of the floor plan, features and finishes. 21 Southborough Lane may have a slightly different interior finishing package than as shown.

Built in 2024

**Essential Information**

MLS® #	A2236889
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	Beamed Ceilings, 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 Range, 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	July 3rd, 2025
Days on Market	10
Zoning	R-MX

## Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

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