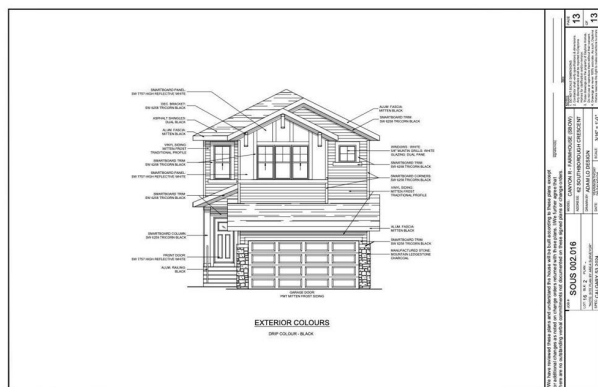


62 SOUTHBOROUGH Crescent, Cochrane T4C 3J3

MLS®#: **A2182481** Area: **Southbow Landing** Listing Date: **12/05/24** List Price: **\$729,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,676 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,081**
 Low Sqft:
 Ttl Sqft: **2,081**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,City Lot,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Composite Siding,Other,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Nook	Main	10`5" x 12`0"	Great Room	Main	16`10" x 14`4"
Kitchen	Main	11`9" x 13`0"	Office	Main	5`10" x 5`4"
Mud Room	Main	8`2" x 6`4"	2pc Bathroom	Main	5`4" x 5`8"
Foyer	Main	7`11" x 7`4"	Bedroom - Primary	Second	14`3" x 13`4"
Bonus Room	Second	13`0" x 13`4"	5pc Ensuite bath	Second	12`6" x 12`4"
Bedroom	Second	9`1" x 11`2"	Laundry	Second	6`7" x 8`10"
3pc Bathroom	Second	10`0" x 7`10"	Bedroom	Second	10`0" x 12`0"

Title: **Fee Simple**
 Legal Desc: **2312479**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to 62 Southborough Crescent, a beautifully designed 2000+ sq. ft. detached home located in the exciting new community of Southbow Landing in Cochrane. Built by the trusted Daytona Homes, known for their exceptional craftsmanship and attention to detail, this brand-new home offers the perfect combination of modern design, functional layout, and luxurious finishes, making it an ideal choice for families and professionals alike. Step into the main floor and experience a thoughtful layout that seamlessly blends style and practicality. A double attached garage connects directly to a convenient mudroom, offering easy access while keeping your space organized. From there, step into the heart of the home—the expansive kitchen, which boasts high-end finishes, ample counter space, and a central island perfect for meal prep or casual dining. The kitchen flows naturally into the bright nook and the cozy great room, where oversized windows allow natural light to pour in, creating a warm and inviting atmosphere. The main floor is rounded out by a tech space, ideal for remote work or studying, and a discreetly located powder room for added convenience. Upstairs, the home continues to impress with a layout designed for comfort and functionality. The primary bedroom is a serene retreat, featuring a spacious layout, a luxurious 5-piece ensuite with dual sinks, a walk-in shower, a soaker tub, and a large walk-in closet. At the center of the upper floor is a generous bonus room, perfect for a play area, media space, or a cozy family hangout. Two additional bedrooms, both generously sized with ample closet space, share a well-appointed 3-piece bathroom, while the conveniently located laundry room adds an extra layer of ease to your daily routine. Located in the up-and-coming community of Southbow Landing, this home offers more than just a place to live—it's an opportunity to become part of a vibrant neighborhood surrounded by parks, walking trails, and stunning natural beauty. Southbow Landing is thoughtfully designed to combine small-town charm with modern amenities, providing easy access to schools, shopping, and everything you need for day-to-day living. With its modern design, exceptional craftsmanship by Daytona Homes, and a location that offers both tranquility and convenience, 62 Southborough Crescent is more than just a house—it's the home you've been waiting for. Don't miss your chance to make it yours. Schedule your viewing today and discover the lifestyle this incredible property has to offer!**

Inclusions: **N/A**
 Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

