



THE
A-TEAM

**RE/MAX
FIRST**

9 SOUTHBOROUGH Lane, Cochrane T4C 3J4

MLS® #: **A2197262** Area: **Southbow Landing** Listing Date: **02/26/25** List Price: **\$495,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,686 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,135**
 Low Sqft:
 Ttl Sqft: **1,135**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	11`6" x 11`2"	Bedroom	Upper	9`5" x 10`0"
Bedroom	Upper	9`5" x 10`0"	3pc Ensuite bath	Upper	
4pc Bathroom	Upper		2pc Bathroom	Main	
Kitchen	Main	11`8" x 12`8"	Nook	Main	10`0" x 10`0"
Great Room	Main	12`1" x 11`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

2312479

Remarks

Pub Rmks:

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. ...(Note to fellow agents: Please read the private remarks.)

Inclusions:
Property Listed By:

None
MaxWell Canyon Creek


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





BRISBANE
9 Southborough Lane • Southbow Landing, Cochrane

📏 1179 sq ft 🛏️ 3 bedrooms 🚿 2.5 bathrooms 🏠 20'



9 Southborough Lane

FEATURES

- ✓ Duplex (Right Unit)
- ✓ Rear Parking Pad
- ✓ Basement Side Entry
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floor
- ✓ Full Width Porch
- ✓ Tiles to bath and laundry

