

# \$575,900 - 107 Southborough Crescent, Cochrane

MLS® #A2206982

**\$575,900**

3 Bedroom, 3.00 Bathroom, 1,512 sqft  
Residential on 0.08 Acres

Southbow Landing, Cochrane, Alberta

A True Value Find in Southbow  
Landing\_\_\_West-Facing Front, Brand New  
Build by Douglas Homes.

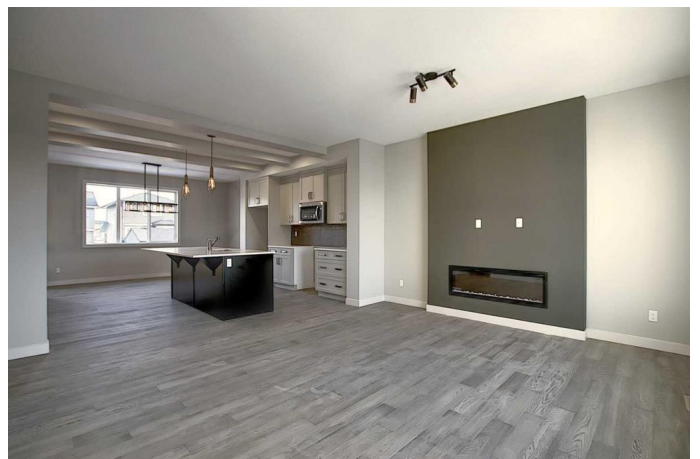
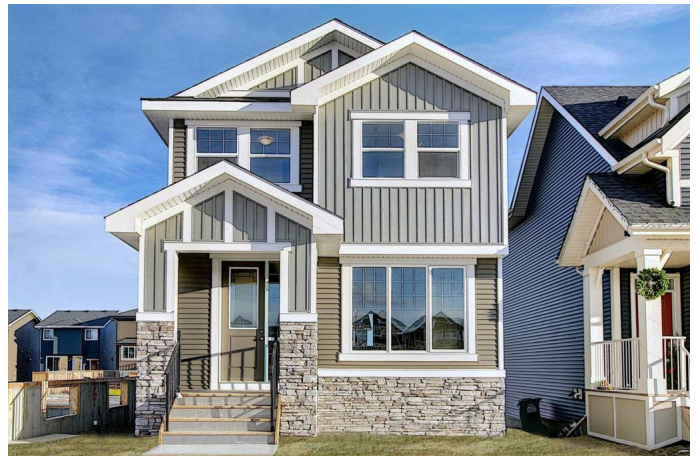
Welcome to the Cascade-2 model â€” a  
beautifully designed, brand new home by  
Douglas Homes Master Builder, now available  
in the desirable community of Southbow  
Landing.

This bright and spacious home offers 3  
bedrooms, 2.5 bathrooms, and a thoughtful  
layout filled with upgrades throughout.  
The main floor features an open-concept  
design with 9' ceilings, 8' tall interior doors,  
and oversized windows that flood the space  
with natural light. Stylish engineered hardwood  
flooring runs throughout the main level,  
complementing the generous dining area and  
large living room with its cozy electric fireplace.  
The kitchen is complete with quartz  
countertops throughout and a builder's  
appliance package, making it a perfect space  
for both cooking and entertaining.

Upstairs, the primary suite features a spacious  
walk-in closet and a private ensuite with dual  
sinks â€” offering both comfort and  
functionality.

The Cascade-2 is one of Douglas Homesâ€™  
most popular floor plans, loved for its smart  
use of space and elegant design. Whether  
you're downsizing but still want room to move,  
or you're upgrading from renting, this home  
delivers a wonderful balance of size, value,  
and style.

Location-wise, itâ€™s just a 40â€”45 minute



drive to the mountains via a scenic route, and only 30 minutes to Calgary, including quick access to Costco and around 45 minutes to the airport.

Don't miss your chance to own this well-appointed, brand new home – it's a rare opportunity in today's market.

Book your showing today!

\_\_\_Note: Photos are from our Cascade-2 Showhome model. 107 Southborough Crescent has a slightly different exterior and interior finishing package and layout. (Attention agents: please refer to private remarks.)

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206982    |
| Price          | \$575,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,512       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 107 Southborough Crescent |
| Subdivision | Southbow Landing          |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 3J3                   |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance |
| 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   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 2                |
| Zoning         | R1               |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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