

# \$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 â€” 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	6
Zoning	R1

### **Listing Details**

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

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