

\$718,900 - 17 Southborough Square, Cochrane

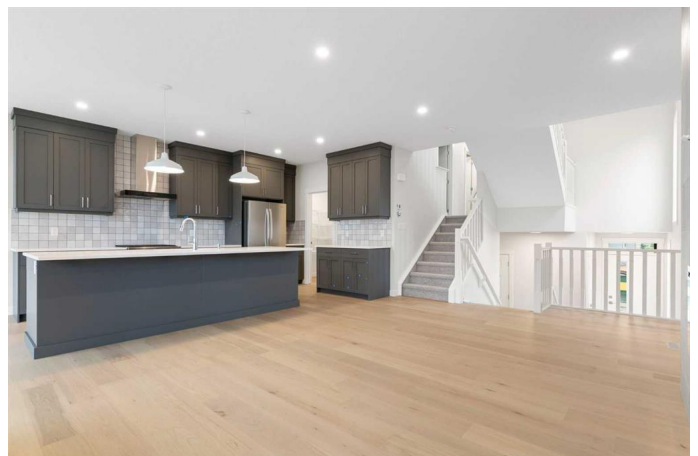
MLS® #A2249388

\$718,900

3 Bedroom, 3.00 Bathroom, 2,268 sqft
Residential on 0.08 Acres

Southbow Landing, Cochrane, Alberta

If you've been dreaming of a fresh start in one of Cochrane's newest communities, 17 Southborough Square might be exactly what you've been waiting for. This brand-new Trico home, The Monroe, offers 2,268 sq. ft. of living space with a split-level design that feels open, airy, and just a little more unique than the typical floorplan. From the moment you step inside, the main floor welcomes you with its bright and thoughtful layout. Picture cozy evenings by the fireplace in the great room, or hosting friends in a kitchen that's as functional as it is beautiful – with granite countertops, stainless steel appliances, and 42" upper cabinetry with crown moulding. On warm days, your living space flows right outside to a covered back deck with stairs to the yard – a spot for morning coffees, summer BBQs, or simply enjoying a quiet moment while the kids play. Head upstairs and you'll find a bonus room right at the centre of it all, creating a perfect balance between the three bedrooms. The primary suite feels like your own little getaway, with a spacious walk-in closet and a luxurious 5-piece ensuite complete with a glass and tile shower and dual sinks. And because life's easier with good design, the full laundry room is conveniently located on the upper floor, right where you need it. This home also comes with a double attached garage and is move-in ready, so you can settle in right away and start enjoying life in Southbow Landing. This community is thoughtfully



planned with future schools, parks, walking paths, and neighbourhood gathering spots – the kind of place where kids can ride bikes with friends, neighbours actually know each other, and everything you need is close by. All of this, with quick access to downtown Cochrane, Calgary, and the mountains when adventure calls. Call your Realtor and book your showing today!

Built in 2025

Essential Information

MLS® #	A2249388
Price	\$718,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,268
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	17 Southborough Square
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Soaking Tub, Stone Counters, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	8
Zoning	R-MX

Listing Details

Listing Office	Real Broker
----------------	-------------

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.