

**172 Southborough Common**  
**Cochrane, Alberta**

**MLS # A2273094**



**\$689,900**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,359 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Move in today. This brand-new Sierra R by Daytona Homes delivers 2350 square feet of finished living space with a smart, functional layout that actually works for families. The main floor opens with a bright foyer and front den, ideal for a private office or quiet flex space. The kitchen is clean, modern, and efficient, finished with a central island, upgraded lighting package, and a walk-through pantry that keeps clutter out of sight. It flows directly into the dining nook and great room, where oversized windows and a gas fireplace create a warm, open main living zone buyers want. Upstairs, the layout hits every need. The primary suite is large and well-designed with a walk-in closet and a polished ensuite featuring a freestanding tub, walk-in shower, dual vanities, and contemporary finishes. Three additional bedrooms, a full bathroom, second-floor laundry, and a bonus room complete the upper floor, giving families the space separation they rely on day to day. The unfinished basement features a 9-foot foundation height and a practical layout ready for future development. The exterior shows strong curb appeal with a modern farmhouse elevation, smartboard detailing, stone accents, and a full double attached garage. Located in Southbow Landing, Cochrane's fast-growing community, this home offers quick access to future parks, walkways, local amenities, and the Bow River. With today's clean modern finishes, brand-new systems, and immediate occupancy, this is a turnkey opportunity in a community built for long-term value.