

# \$549,900 - 40 Southborough Common, Cochrane

MLS® #A2265504

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,656 sqft

Residential on 0.14 Acres

Southbow Landing, Cochrane, Alberta

Welcome to 40 Southborough Common in Cochrane, a stunning side-by-side two-storey duplex by Daytona Homes that offers exceptional value for under \$600,000. With over 1,600 sq. ft. of modern living space, this home combines stylish design with everyday functionality. The main floor features a welcoming foyer and a convenient two-piece powder room between the entry and the attached double garage. At the heart of the home is a contemporary kitchen with a large pantry, sleek cabinetry, and a flush eating bar on the island, perfect for casual meals or entertaining. The kitchen flows seamlessly into a bright dining nook that opens onto the rear deck, while the spacious great room offers a cozy electric fireplace and plenty of natural light. Upstairs, youâ€™™ll find two bedrooms at the front of the home that share a four-piece bathroom, along with a versatile loft area and a dedicated laundry room for added convenience. The rear of the upper level is home to the private primary suite, featuring a generous walk-in closet and a luxurious five-piece ensuite with dual sinks, a soaker tub, and a separate shower. The unfinished basement includes a three-piece rough-in and plenty of room to make the space your own, while the side entrance provides future flexibility for development. Built by Daytona Homes, a trusted builder known for exceptional craftsmanship, lasting quality, and genuine care for clients and realtors alike, this home delivers outstanding comfort and value



in one of Cochrane’s most desirable new communities.

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265504               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,656                  |
| Acres          | 0.14                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 40 Southborough Common |
| Subdivision | Southbow Landing       |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 3L9                |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator  |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |

|                 |          |
|-----------------|----------|
| Fireplace       | Yes      |
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| Has Basement    | Yes      |
| Basement        | Full     |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-Mx               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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