

# \$749,900 - 25 Southborough Square, Cochrane

MLS® #A2201989

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,026 sqft  
Residential on 0.08 Acres

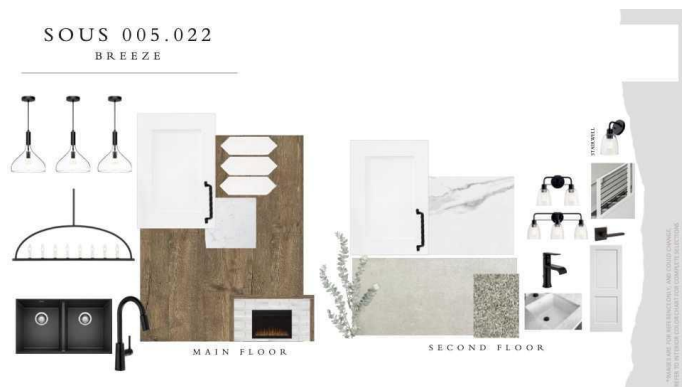
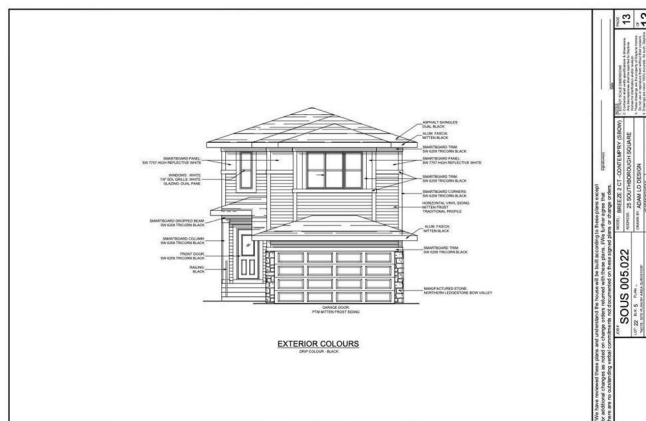
Southbow Landing, Cochrane, Alberta

**\*\*\* FULL LEGAL BASEMENT SUITE \*\*\***

Welcome to 25 Southborough Square in Cochrane, a stunning two-story home built by Daytona Homes that offers over 2,000 square feet above grade with a fully legal basement suite, making it an incredible opportunity for homeowners looking for rental income, multi-generational living, or extra space to suit their needs. Thoughtfully designed with modern finishes and a layout that maximizes both comfort and functionality, this home is the perfect blend of style and smart living.

As you step inside, youâ€™re welcomed by a mudroom to the right, keeping everything organized as you enter from the double-attached garage. A two-piece bathroom sits conveniently in the middle of the main floor, leading into the heart of the home. The spacious open-concept kitchen is built for both everyday living and entertaining, featuring a large island that flows seamlessly into the nook and great room at the back of the house. With plenty of natural light and ample space to gather, this main living area is designed for connection and comfort.

Upstairs, the home continues to impress with a large bonus room, creating a perfect separation between the sleeping quarters. At the back, two well-sized bedrooms share a three-piece bathroom, while a dedicated laundry room in the middle ensures convenience for the entire household. At the front, the primary suite is a true retreat, featuring an oversized layout, a five-piece



ensuite with dual sinks, a deep soaker tub, a separate shower, and a generous walk-in closet.

One of the standout features of this home is the fully legal basement suite, offering a private entrance, a complete kitchen, a cozy living room, a spacious bedroom, and a three-piece bathroom. Whether used as a mortgage helper, an in-law suite, or additional space for extended family, this legally approved suite provides exceptional flexibility and value.

Built by Daytona Homes, known for their quality craftsmanship and outstanding customer service, 25 Southborough Square is more than just a home—it's an investment in your future. Located in one of Cochrane's most desirable communities, with easy access to parks, amenities, and scenic surroundings, this home offers everything you need and more. Book your private showing today and discover why this property is the perfect fit.

Built in 2025

### Essential Information

MLS® #	A2201989
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,026
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	25 Southborough Square
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3J4

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Separate Entrance, Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	28
Zoning	R-1
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Royal LePage Benchmark

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.