

# \$737,250 - 21 Southborough Square, Cochrane

MLS® #A2257469

**\$737,250**

3 Bedroom, 3.00 Bathroom, 2,436 sqft

Residential on 0.09 Acres

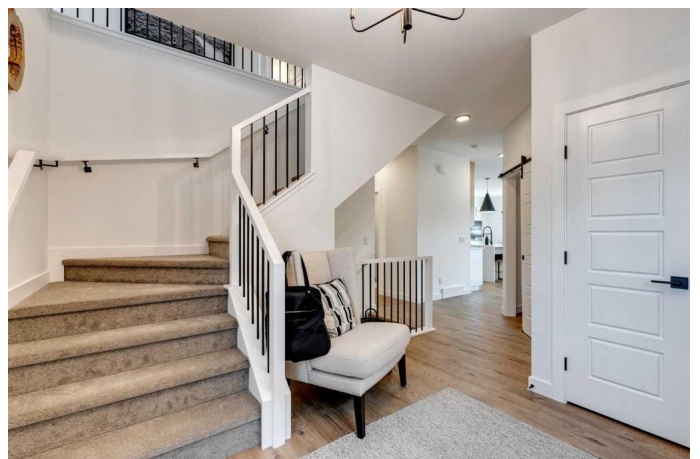
Southbow Landing, Cochrane, Alberta

Step into the Beaumont â€” a home designed with elevated style and everyday function.

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home.

The executive kitchen features built-in stainless steel appliances, gas cooktop, pendant lighting, and a walk-through pantry. Enjoy the main floor flex room with barn door, mudroom built-in lockers, and LVP flooring throughout the main floor and all bathrooms. The great room offers a cozy gas fireplace with maple mantle and tile surround. Upstairs boasts a bonus room filled with natural light, upper floor laundry and a 5-piece ensuite with soaker tub, walk-in shower and dual vanities with drawer banks. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living.

Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly



controlled via an Amazon Alexa touchscreen hub. Photos are representative.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257469    |
| Price          | \$737,250   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,436       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 21 Southborough Square |
| Subdivision | Southbow Landing       |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C3J4                 |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                    |
| Heating           | Forced Air, Natural Gas                                                                                               |

|                 |                         |
|-----------------|-------------------------|
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Decorative, Gas, Mantle |
| Has Basement    | Yes                     |
| Basement        | Full, Unfinished        |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 38                   |
| Zoning         | R-MX                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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