

21 Southborough Square
Cochrane, Alberta

MLS # A2257469



\$737,250

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,436 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Unfinished		LLD: -
Exterior:	Stone, Vinyl Siding, Wood Frame		Zoning: R-MX
Foundation:	Poured Concrete		Utilities: -
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Step into the Beaumont – 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, it’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 switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.