

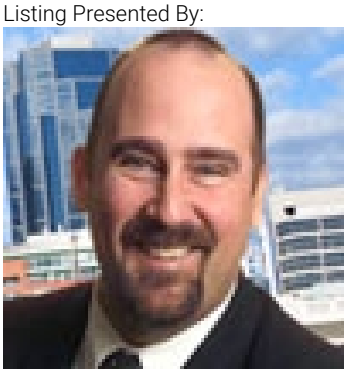
125 Southborough Common Cochrane Alberta

$719,900

Picture this: keys in hand, boxes in the door, and no waiting on a build. This brand new Trico-built Monroe in Southbow Landing is COMPLETE and READY FOR IMMEDIATE POSSESSION, and it's not your typical new build two storey. Its UNIQUE SPLIT LEVEL LAYOUT spreads OVER 2,200 SQ FT across four levels on a WALKOUT LOT, giving you real SEPARATION BETWEEN THE BEDROOMS AND THE MAIN LIVING AREA. Late night movie? Early bedtime? Everyone gets their space. The EXPANSIVE MAIN LIVING AREA has 9-FOOT CEILINGS and flows from the great room to the kitchen to the dining nook, all centred on a 10-FOOT QUARTZ ISLAND. This is the spot for homework, Sunday brunch, and the friends who never leave the kitchen. Dinners come together fast on the GAS RANGE under a stainless CHIMNEY HOOD FAN, with a BUILT-IN MICROWAVE, a COUNTER DEPTH FRIDGE, and a PANTRY behind a glass French door. Cozy up by the TILED FIREPLACE, already set up for your TV above, or swing open the FRENCH DOORS to the COVERED DECK for summer BBQs with a GAS LINE ready. The kids get their OWN WING with two bedrooms, both with WALK-IN CLOSETS, and a main bath with DUAL SINKS so school mornings run smoother. Up on your own level, the PRIMARY RETREAT is your escape at the end of the day, with VIEWS, a PRIVATE SITTING AREA for your morning coffee or a good book, a WALK-IN CLOSET, and a 5-PIECE ENSUITE with a soaker tub and a TILED WALK-IN SHOWER. The CENTRAL BONUS ROOM is movie night headquarters, and the LAUNDRY ROOM sits right where the laundry actually happens. The two things most new builds leave you to buy are already here: ZEBRA BLINDS on the windows and a WASHER AND DRYER INCLUDED. The mechanicals are sorted too, with a TANKLESS WATER HEATER on a recirculation pump, an HRV for fresh air, an EV CHARGER ROUGH-IN in the DOUBLE ATTACHED GARAGE, and a keyless entry pad. Down below, the UNFINISHED WALKOUT LEVEL is ready for a re...

Laundry room 8.50 Ft x 6.58 Ft
Bedroom 11.50 Ft x 10.33 Ft
Bedroom 12.33 Ft x 10.00 Ft
5pc Bathroom 8.58 Ft x 8.33 Ft
Foyer 17.67 Ft x 10.50 Ft
Dining room 12.50 Ft x 10.00 Ft
Living room 21.00 Ft x 12.17 Ft
Other 9.00 Ft x 6.67 Ft
Bonus Room 14.25 Ft x 14.00 Ft
Primary Bedroom 15.00 Ft x 13.83 Ft

Listing Presented By:



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2pc Bathroom 5.17 Ft x 5.00 Ft

5pc Bathroom 16.00 Ft x 8.58 Ft

Kitchen 18.17 Ft x 10.33 Ft