



48 Southborough Lane Cochrane Alberta

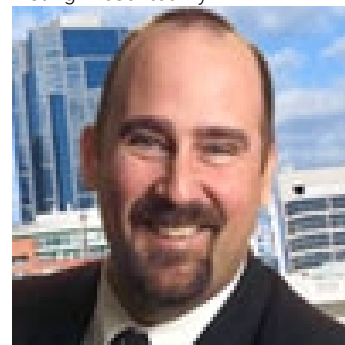
\$749,900

LEGAL ONE-BEDROOM BASEMENT SUITE! Welcome to this beautifully designed 2025-built home in Southbow Landing, offering approximately 2,900 sq. ft. of total living space. The east-facing entrance opens to a welcoming foyer and a private main-floor den, ideal for a home office or study. The open-concept kitchen, dining and living areas offer plenty of room to gather. The kitchen features a riser, gas stove, high-power range hood and walkthrough pantry. An electric fireplace adds warmth to the living area, while the main-level deck overlooks the west-facing backyard. Upstairs, a spacious bonus room provides a second living area. The primary bedroom features a large walk-in closet and five-piece ensuite with a tiled shower. Two additional good-sized bedrooms and a four-piece bathroom complete the upper floor. The legal one-bedroom basement suite has a separate entrance, its own furnace and its own laundry, providing flexible space for extended family or tenants. Tenants are paying a combined \$3,700 per month plus utilities. With its versatile layout and modern finishes, this Southbow Landing home offers an appealing opportunity in Cochrane. (id:6769)

Bedroom 11.58 Ft x 9.92 Ft
Living room/Dining room 17.50 Ft x 11.00 Ft
Kitchen 11.17 Ft x 8.75 Ft
Furnace 21.50 Ft x 6.00 Ft
4pc Bathroom 8.42 Ft x 4.92 Ft
Dining room 10.25 Ft x 8.92 Ft
Living room 14.33 Ft x 12.25 Ft
Den 9.00 Ft x 9.00 Ft
Kitchen 12.67 Ft x 10.08 Ft
Bedroom 13.25 Ft x 9.92 Ft

Foyer 8.17 Ft x 6.92 Ft
Other 9.75 Ft x 6.00 Ft
2pc Bathroom 6.92 Ft x 3.00 Ft
Bonus Room 13.42 Ft x 12.50 Ft
Primary Bedroom 13.08 Ft x 12.67 Ft
Bedroom 12.58 Ft x 10.92 Ft
Laundry room 8.67 Ft x 5.33 Ft
Other 12.08 Ft x 4.42 Ft
4pc Bathroom 9.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
MaxWell Central

<http://jatindercheema.com/>

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