



53 Southborough Lane Cochrane Alberta

\$510,800

Welcome to this beautifully designed half duplex located in a growing new community. Step inside to a bright front living room centred around a cozy fireplace, creating a warm and inviting space to relax or entertain. The adjoining dining area offers plenty of room for your full dining table and flows seamlessly into the kitchen. The kitchen is finished with full-height light grey cabinetry, Whirlpool appliance package, a breakfast bar for casual seating, pantry storage, and a sleek white Silgranit sink. A convenient 2-piece powder room is located toward the rear of the home. Upstairs you'll find three bedrooms, two full bathrooms, a versatile bonus room, and a linen closet for added storage. The primary suite features a walk-in closet with a window for natural light, along with a private ensuite complete with double vanity and tile flooring. Additional features include triple pane windows for efficiency and comfort, plus a gravel pad at the rear ready for a future garage. The unfinished basement offers 9 foot ceilings, bathroom rough-in, side entrance and is ready for your personal design and development ideas. (id:6769)

Bedroom 9.25 Ft x 10.42 Ft
Bedroom 9.33 Ft x 10.42 Ft
4pc Bathroom 4.83 Ft x 9.17 Ft
Laundry room 3.50 Ft x 5.67 Ft
Bonus Room 12.92 Ft x 9.42 Ft
Primary Bedroom 12.92 Ft x 12.50 Ft

5pc Bathroom 5.33 Ft x 11.00 Ft
Other 5.08 Ft x 6.08 Ft
Living room 12.42 Ft x 15.75 Ft
Dining room 12.33 Ft x 10.00 Ft
Kitchen 11.83 Ft x 12.58 Ft
2pc Bathroom 6.17 Ft x 5.00 Ft

Listing Presented By:



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