



# 95 Southborough Crescent Cochrane Alberta

\$533,800

You'll appreciate the space and flexibility this well designed 1,788 ft<sup>2</sup> detached home offers, including future basement suite potential with its own separate side entrance. Step inside to a bright, welcoming living room centred around a cozy fireplace, creating a comfortable place to gather. The layout flows naturally into the kitchen and dining area, which faces the backyard and works beautifully for both everyday living and hosting. The kitchen features rich cabinetry paired with light quartz countertops, a large pantry, and a sleek Silgranit sink. At the rear of the home, you'll find additional storage, a convenient closet, and a 2 piece bathroom. Upstairs offers a practical and family friendly layout with a bonus room, two secondary bedrooms, a full 4 piece bathroom, and a full size linen closet. The primary bedroom is a standout, featuring a walk in closet with a bright window and a 4 piece ensuite. The laundry room is well laid out with shelving and space for a full size washer and dryer. Expansive windows throughout the home, including striking piano windows in the stairwell, create a bright and open feel across both levels. The undeveloped basement is ready for future plans, with rough in plumbing for a bathroom and a separate side entrance, offering strong suite potential (subject to approval and permitting by the city/municipality). The property includes a gravel garage pad now and room for a future double garage. (id:6769)

- Bedroom 9.25 Ft x 10.00 Ft
- Bedroom 9.33 Ft x 9.92 Ft
- Laundry room 5.75 Ft x 6.25 Ft
- Bonus Room 12.75 Ft x 8.50 Ft
- 4pc Bathroom 9.00 Ft x 4.92 Ft
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- Primary Bedroom 13.17 Ft x 12.92 Ft
- Dining room 12.83 Ft x 14.50 Ft
- 2pc Bathroom 5.50 Ft x 4.92 Ft
- Kitchen 9.17 Ft x 14.00 Ft
- Living room 13.33 Ft x 15.08 Ft
- Other 5.67 Ft x 4.92 Ft

Listing Presented By:



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