



5-piece ensuite with dual sinks, a walk-in shower, a soaker tub, and a large walk-in closet. At the center of the upper floor is a generous bonus room, perfect for a play area, media space, or a cozy family hangout. Two additional bedrooms, both generously sized with ample closet space, share a well-appointed 3-piece bathroom, while the conveniently located laundry room adds an extra layer of ease to your daily routine.

Located in the up-and-coming community of Southbow Landing, this home offers more than just a place to live—it's an opportunity to become part of a vibrant neighborhood surrounded by parks, walking trails, and stunning natural beauty. Southbow Landing is thoughtfully designed to combine small-town charm with modern amenities, providing easy access to schools, shopping, and everything you need for day-to-day living.

With its modern design, exceptional craftsmanship by Daytona Homes, and a location that offers both tranquility and convenience, 62 Southborough Crescent is more than just a house—it's the home you've been waiting for. Don't miss your chance to make it yours. Schedule your viewing today and discover the lifestyle this incredible property has to offer!

Built in 2025

### **Essential Information**

MLS® #	A2182481
Price	\$723,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,081
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	62 Southborough Crescent
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3J3

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, City Lot, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Composite Siding, Other, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 5th, 2024
Days on Market	96
Zoning	R-1
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
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