

# **\$579,900 - 87 Southborough Crescent, Cochrane**

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MLS® #A2256470

## **\$579,900**

3 Bedroom, 2.00 Bathroom, 1,514 sqft  
Residential on 0.08 Acres

Southbow Landing, Cochrane, Alberta

Welcome to the Fernie 3 by Douglas Homes, located in the vibrant new community of Southbow Landing, Cochrane. This modern 2-storey home offers 1,514 sq ft of stylish living space with 3 bedrooms and 2.5 bathrooms.

Step inside to a bright main floor featuring 9'™ ceilings, engineered hardwood floors, and an open-concept layout. The great room is anchored by a cozy electric fireplace, while the kitchen shines with quartz countertops, upgraded cabinetry, and a spacious dining nook. A versatile main floor flex room adds the perfect spot for a home office or playroom.

Upstairs, discover three bedrooms including a primary retreat with walk-in closet and spa-inspired ensuite with double sinks. Secondary bedrooms are generously sized, and the upper floor also includes the convenience of tiled laundry and bathrooms.

This home comes complete with rear parking pad, basement side entry, and contemporary finishes throughout. Priced at \$579,900 including lot & GST, the Fernie 3 offers exceptional value in a family-friendly community.

Ask about a developer incentive on this home of \$15,000k off the purchase price.

Photos shown are from a similar model and



are representative of the floor plan, features, and finishes. Color of the exterior differs from blue exterior. This home's final interior package may vary slightly.

Built in 2024

**Essential Information**

MLS® #	A2256470
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,514
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	87 Southborough Crescent
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S6

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, See Remarks
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 18th, 2025
Zoning	R-MX

### Listing Details

Listing Office	Real Broker
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