

## 17 Southborough Square Cochrane, Alberta

**MLS # A2231667**



**\$728,900**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,268 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Soaking Tub, Stone Counters		

**Inclusions:** N/A

The Monroe is a spacious home perfect for entertaining, hosting guests or spending time with family. The open-concept main floor illuminates a grand, sun-filled space with access to a cover deck. The adjoining gourmet kitchen is a chef's dream with a huge island, including a large pantry which offers ample storage space. Upstairs, the first level hosts two secondary bedrooms, main bath and laundry, the few steps up is a relaxing private oasis with a beautiful bonus room and owner's bedroom with its spa inspired ensuite and spacious walk-in closet: what a perfect way to end a long day! Photos are representative.