

32 Southborough Lane Cochrane, Alberta

MLS # A2233041



\$769,000

Division:	Southbow Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,216 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

The Bennett is a beautifully crafted home built for comfort and luxury. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full home of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The main floor features a versatile flex room with double French doors, luxury vinyl plank flooring, and an open to above great room with soaring ceilings and a gas fireplace. The executive kitchen boasts built-in stainless steel appliances, a walk-in pantry, and flows seamlessly to the rear deck. Upstairs, every bedroom includes a walk-in closet. The spacious primary bedroom offers a spa-like 5-piece ensuite with a walk-in shower with tiled walls and a soaker tub. Additional windows throughout flood the home with natural light. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. Photos are representative.