

**208 Southborough Common  
Cochrane, Alberta**

**MLS # A2290815**



**\$689,900**

<b>Division:</b>	Southbow Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,089 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

The Canyon by Daytona homes is a perfect family home in the growing community of southbow landing. Enjoy ample parking and storage space in the widened double front attached garage. Inside you'll find a huge mudroom and walkthrough pantry, perfect for unloading your kids and groceries! Into the kitchen where there is plenty of storage including 2 sets of pot and pan drawers, and a central island looking onto your nook, great room, and views of your south facing back yard. Upstairs you walk into a thoughtfully located central bonus room. Towards the front of the house are two ample sized bedrooms, a full bathroom, and a laundry room with convenient shelving. The back of the home is your primary retreat. Complete with a water closet, freestanding tub, double vanity and shower before heading into your walk in closet. Everything a family needs in one of Daytona Homes most popular models. Photos are representative.