

**17 Southborough Square
Cochrane, Alberta**

MLS # A2231667



\$728,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	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.