

# \$1,120,000 - 2827 Cochrane Road Nw, Calgary

MLS® #A2221846

**\$1,120,000**

4 Bedroom, 4.00 Bathroom, 1,977 sqft

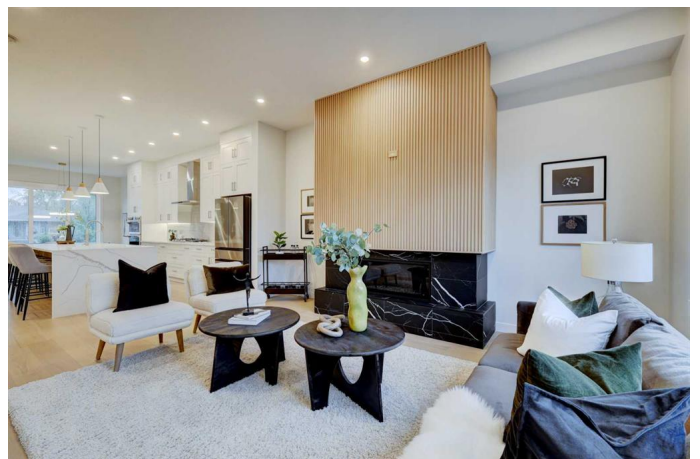
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Come to view this outstanding infill in Banff Trail community. It was well designed and professionally built. The house is located in the heart of Calgary. It is in walk distance to University of Calgary, SAIT, The Foothill Hospital and Confederation Park. There are many good schools to choose for your children. It guarantee an easy mind and luxury living for parents and kids. There are tones of upgrades and features such as: legal basement suite, central air conditioning, water circulation system to offer instant hot water to all taps, Quarts waterfall island and counters, triple-panel windows, high ceilings, wall oven with air fryer and steamer cook, high efficiency furnace, gas cooktop with grill plate, smart appliances, smart thermostat, smart door bells and in-floor heating in bathroom. You can also have opportunity to install EV charging post and roof solar panels. You can enjoy the huge kitchen with spice pull-outs, soft close doors, storage underneath island. The master bedroom is big and bright with huge walk-in closet and luxury 5Pc ensuite which features double vanity and built-in dressing table, rain fall shower, heated floor and full length mirror. The house shows a combination of modern and classic elegance. Come to view and appreciate it. The front and back yards are all landscaped. The 2825 side is also for sale.

Built in 2024

## Essential Information



MLS® #	A2221846
Price	\$1,120,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,977
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2827 Cochrane Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4J1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Double Vanity, Vinyl Windows, Pantry, Smart Home, Separate Entrance, Sump Pump(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Electric Range
Heating	High Efficiency, In Floor, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Full, Exterior Entry, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Stone, Stucco, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	May 17th, 2025
Days on Market	51
Zoning	RC-2

### Listing Details

Listing Office	Grand Realty
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