

**2739 Cochrane Road NW  
Calgary, Alberta**

**MLS # A2261096**



**\$998,900**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Dressers in Primary Bedroom Closet		

This beautifully maintained detached family home is perfectly situated in the highly desirable community of Banff Trail, just steps away from the year-round amenities of West Confederation Park. With access to scenic biking and walking paths, a golf course, tennis courts, splash park, pump track, natural playground, and seasonal activities like tobogganing and cross-country skiing, the location offers something for everyone. Thoughtfully designed for both comfort and function, this spacious two-storey residence features bright and inviting living spaces throughout. The main level showcases an open-concept layout filled with natural light from floor-to-ceiling windows, anchored by a double-sided fireplace that adds warmth and separation between the expansive living room and the elegant dining area. The kitchen boasts quartz countertops, stainless steel appliances including a one-year-old induction range, a large island, and a window overlooking the south facing backyard. A modern two-piece powder room completes the main floor. Upstairs, the primary suite is a true retreat, offering a large walk-in closet, a four-piece ensuite with double sinks and walk-in shower, and stunning park views through an oversized window. Two additional bedrooms share a stylish four-piece bathroom, while a convenient upstairs laundry room adds to the thoughtful layout. The fully developed basement extends the living space with a spacious recreation room, a generous fourth bedroom, and a three-piece bathroom—ideal for guests or extended family. Step outside to enjoy the sunny, south-facing backyard complete with a private patio perfect for outdoor dining and relaxation. An oversized double detached garage provides plenty of storage and parking. With nothing left to do but move in, this exceptional inner-city home offers unbeatable access to downtown, the University of

Calgary, SAIT, Foothills and Children's Hospitals, all levels of schooling, and a wealth of community amenities.