



**3233 Cochrane Road NW
Calgary, Alberta**

MLS # A2308706



\$949,900

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|------------------|--|---------------|-------------------|
| Division: | Banff Trail | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,277 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot, Street L | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Set on a bright CORNER LOT in BANFF TRAIL, this 2.5-STOREY semi-detached infill brings together flexible living space, a sunny SOUTH BACKYARD, and one of the most convenient NW Calgary locations you can ask for. It is the kind of home that makes day-to-day life feel easy, with parks, schools, transit, major routes, shopping, restaurants, hospitals, and the University of Calgary all close by. Inside, the main floor feels warm, functional, and filled with natural light from the added corner-lot exposure. The front room offers a great dining area or flex space, depending on how you live, while the open kitchen and living room create a comfortable central gathering area. The kitchen features a large island, quartz counters, quality cabinetry, and a timeless layout that works well for both everyday meals and entertaining. The living room adds that cozy, finished feel with a fireplace and built-in storage, making it an easy space to settle into at the end of the day. A rear mudroom adds practical storage and connects to the South-facing backyard, giving you great sun exposure and a private outdoor space to enjoy during Calgary's warmer months. Upstairs, the primary suite feels calm and spacious, with tons of windows, a walk-in closet, and a well-appointed ensuite with dual sinks, a soaker tub, and a walk-in glass shower. Two additional bedrooms, a full bathroom, and upper-level laundry complete the second floor. The bonus upper level is a major highlight, offering a large LOFT-STYLE SPACE that can grow with your needs. Use it as a family room, kids's zone, gym, hobby space, guest area, or quiet retreat. There is also a natural niche that would work beautifully for a desk setup, giving you an extra office-style area without taking over one of the bedrooms. The finished basement adds even more usable living space, with a large recreation room, two more bedrooms, and

full bathroom with a tub/shower combo. It is a great setup for teens, guests, movie nights, hobbies, or added day-to-day flexibility. The location is where this home really shines! You are just one block from West Confederation Park, one of NW Calgary's best outdoor amenities, with walking and biking paths, tennis courts, a splash park, pump track, playgrounds, open green space, and cross-country skiing in the winter. Banff Trail School is right across the street, with William Aberhart High School, St. Francis High School, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Banff Trail LRT, Triwood Arena, 16th Ave, and Crowchild Trail all nearby. Brentwood Village Shopping Centre is also close, giving you quick access to Starbucks, London Drugs, Home Sense, Campus Brewing Co., Cora Breakfast, Sushi & Ramen Ninja, and more! For anyone looking for a bright Banff Trail infill with a South backyard, flexible 2.5-storey layout, finished basement, and unbeatable access to parks, schools, transit, hospitals, and everyday amenities, this home is an excellent fit!