



**2729 Cochrane Road NW
Calgary, Alberta**

MLS # A2322211



\$949,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Back Door Hooks, 3 Kitchen Shelves, BBQ, Bike hooks, Mini Shed

Located in the desirable community of Banff Trail, this custom built two-storey home offers over 2,600 sq ft of developed living space with 4 bedrooms, 3.5 bathrooms, a double detached garage, and an incredible inner-city location just steps from Confederation Park. Thoughtfully designed with modern finishes and functional living spaces, this home combines comfort, style, and convenience. The main floor features 9' ceilings, luxury vinyl plank flooring, and large windows that fill the space with natural light. A spacious front entryway welcomes you with a built-in bench complete with hooks and cupboards, along with an additional closet. The living room offers a warm and inviting atmosphere centered around a stunning dual-sided gas fireplace tiled from floor to ceiling. Perfectly positioned between the living and dining areas, the fireplace creates separation while maintaining the open-concept layout. The dining area is ideal for both everyday meals and entertaining, with ample space for hosting family and friends. The gourmet kitchen is designed with sleek white cabinetry, granite countertops, stainless steel appliances, a stylish backsplash, pantry cupboards, and a large island with seating. Completing the main level is a two-piece powder room and an open riser staircase with a tempered glass bannister that adds to the home's clean, modern aesthetic. Upstairs, the spacious primary retreat features a sitting area, a walk-in closet with built-ins, and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a standalone glass-enclosed shower. Two additional bedrooms, a 4-piece bathroom, and convenient upper-floor laundry complete this level. The fully developed basement expands the living space with a huge rec room, a 3-piece bathroom, and a versatile bedroom room that could easily function as a home office, gym, or guest space. Air

conditioning adds comfort during the warmer summer months, while the home is also equipped with a central vacuum system. Outside, the southwest-facing backyard offers an interlocking stone patio surrounded by mature trees, creating a private setting to relax or entertain, while the BBQ gas line adds convenience for outdoor cooking and hosting. Banff Trail is known for its walkability and excellent access to amenities. Confederation Park is just steps away and offers walking and biking pathways, playgrounds, a pump track, splash park, golf course, and more. Schools, transit, and major routes including Crowchild Trail are all nearby. University of Calgary, SAIT, McMahon Stadium, Nose Hill Park, shopping centres including Market Mall and Northland Village, along with Foothills Medical Centre and Alberta Children's Hospital are all within minutes, while downtown and the Bow River can be reached in approximately 10 minutes. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.