

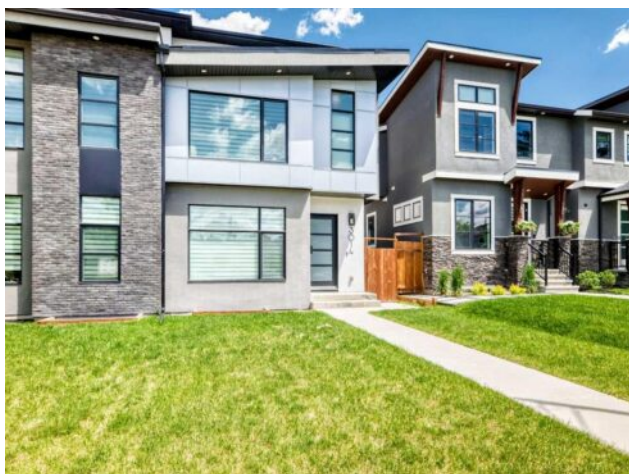


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3014 Cochrane Road NW
Calgary, Alberta

MLS # A2323004



\$1,249,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,570 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, See Remarks, Sump Pump(s)		

Inclusions: None

Welcome to this stunning executive-style duplex located in the highly sought-after inner-city community of Banff Trail. Combining exceptional craftsmanship with thoughtful functionality, this elegant home offers over 3,000 sq. ft. of beautifully developed living space spanning four distinct floors, fully equipped with central air conditioning for year-round comfort. The main floor welcomes you with a bright, ultra-modern open-concept layout featuring wide-plank engineered hardwood floors, a striking contemporary halo light fixture, and an open-riser staircase highlighted by custom glass panel railings. A spacious front dining area flows seamlessly into a gourmet chef's kitchen boasting high-gloss white cabinetry, a large central island, and integrated stainless steel appliances. The adjacent living room is anchored by a stunning stone fireplace with custom designer millwork. A functional built-in mudroom station and a 2-piece bathroom complete this level. Moving upstairs, the second floor continues to impress with a versatile bonus room, a convenient laundry room, and two spacious bedrooms—each boasting its own private ensuite bathroom, walk-in closet, and glass panel safety railings continuing along the upper levels. The entire third floor is dedicated to an ultra-luxurious, penthouse-style Primary Retreat. This private sanctuary features a spacious bedroom, a wet bar, and a private balcony overlooking Banff Trail. The spa-inspired ensuite is complete with hydronic in-floor heating, a stand-alone soaking tub, a walk-through shower, and premium tilework. The value extends into the fully developed basement, which features hydronic in-floor heating, a massive recreation room with a secondary bar, a fourth guest bedroom with its own ensuite, a reliable sump pump system for added peace of mind, and plentiful storage. Complete with a detached double

garage, this masterfully built home offers unparalleled modern living.