



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2623 Cochrane Road
Calgary, Alberta

MLS # A2326906



\$1,189,900

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,959 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

****ONLY ONE SIDE AVAILABLE THE OTHER SIDE IS SOLD**** | LOCATION, LOCATION! Nestled on a quiet street just steps from West Confederation Park, this brand-new semi-detached infill in the highly sought-after community of Banff Trail offers a rare opportunity to customize the basement to fit your lifestyle. Choose a fully legal 2-bedroom basement suite for additional rental income, or have the builder remove the legal suite and create a luxurious homeowner's basement complete with a spacious family room, gym, wet bar, and one-bedroom layout. ****5 BEDROOMS | SOUTH FACING BACK YARD | 4.5 BATHROOMS (3 ENSUITE BATHROOMS ON THE UPPER LEVEL) | DEN ON THE MAIN LEVEL** ** Ideally located in Calgary's desirable inner-city NW, Banff Trail offers the perfect blend of urban convenience and outdoor recreation. Enjoy walking to Confederation Park, the Charleswood Tennis Courts, and Splash Park, while the City toboggan hill is only minutes away and Confederation Park Golf Course is just a 10-minute drive. Excellent schools including Banff Trail School, Calgary Montessori School, Branton School, Rosemont School, and St. Francis High School are all nearby, with SAIT and the University of Calgary just a short bike ride away. Offering 2894.51 sq. ft. of professionally designed living space, this exceptional home features 5 bedrooms, 4.5 bathrooms, and legal 2-bedroom basement suite with a private entrance and separate laundry. The open-concept main floor showcases engineered hardwood flooring, a spacious dining area with a stunning feature wall, and an impressive chef's kitchen complete with an oversized island, premium cabinetry, quartz countertops, and high-end stainless steel appliances. A stylish glass-enclosed pocket office creates the perfect work-from-home space, while the inviting living room is highlighted

by a sleek electric fireplace. A powder room and an oversized mudroom with custom built-ins complete the main level. Upstairs, you'll find three generous bedrooms, including a luxurious primary retreat featuring a spa-inspired 5-piece ensuite with dual vanities, a standalone shower roughed-in for steam, and a spacious walk-in closet. The secondary bedrooms each have an 4pc ensuite, and a full laundry room with built-in storage adds everyday convenience. The fully developed basement provides outstanding flexibility, whether configured as a legal 2-bedroom suite with its own kitchen, laundry, and private entrance, or transformed into additional luxury living space for the homeowner. Outside, the fully landscaped backyard includes a deck and privacy wall between the neighboring homes, creating a comfortable and private outdoor retreat.