

# \$1,120,000 - 2827 Cochrane Road Nw, Calgary

MLS® #A2221846

**\$1,120,000**

4 Bedroom, 4.00 Bathroom, 1,977 sqft

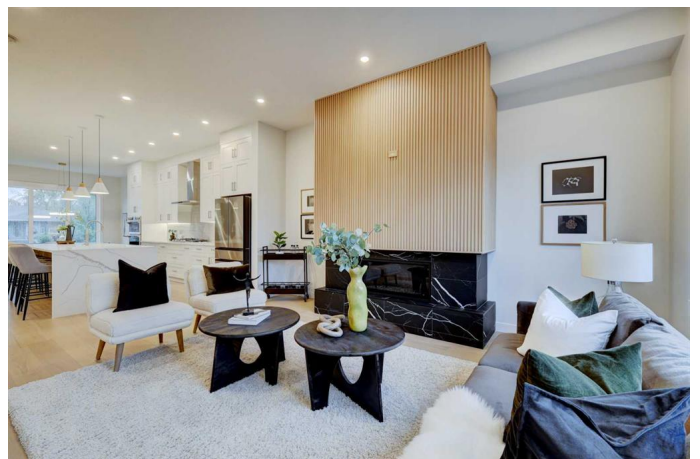
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Come to view this outstanding infill in Banff Trail community. It was well designed and professionally built. The house is located in the heart of Calgary. It is in walk distance to University of Calgary, SAIT, The Foothill Hospital and Confederation Park. There are many good schools to choose for your children. It guarantee an easy mind and luxury living for parents and kids. There are tones of upgrades and features such as: legal basement suite, central air conditioning, water circulation system to offer instant hot water to all taps, Quarts waterfall island and counters, triple-panel windows, high ceilings, wall oven with air fryer and steamer cook, high efficiency furnace, gas cooktop with grill plate, smart appliances, smart thermostat, smart door bells and in-floor heating in bathroom. You can also have opportunity to install EV charging post and roof solar panels. You can enjoy the huge kitchen with spice pull-outs, soft close doors, storage underneath island. The master bedroom is big and bright with huge walk-in closet and luxury 5Pc ensuite which features double vanity and built-in dressing table, rain fall shower, heated floor and full length mirror. The house shows a combination of modern and classic elegance. Come to view and appreciate it. The front and back yards are all landscaped. The 2825 side is also for sale.

Built in 2024

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2221846               |
| Price          | \$1,120,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,977                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2827 Cochrane Road Nw |
| Subdivision | Banff Trail           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 4J1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Double Vanity, Vinyl Windows, Pantry, Smart Home, Separate Entrance, Sump Pump(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Electric Range  |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment  |
| Cooling           | Central Air, Sep. HVAC Units   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                               |
|--------------|-------------------------------|
| Fireplaces   | Gas, Living Room, See Remarks |
| Has Basement | Yes                           |
| Basement     | Full, Exterior Entry, Suite   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Rectangular Lot   |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Metal Siding, Stone, Stucco, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 47             |
| Zoning         | RC-2           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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