



GRASSROOTS
REALTY GROUP

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2739 Cochrane Road NW
Calgary, Alberta

MLS # A2235027



\$1,050,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
Inclusions:	tv mounts		

This beautifully maintained detached family home is ideally located in the highly sought-after community of Banff Trail—just steps from West Confederation Park and minutes from the University of Calgary, Foothills Hospital, all levels of schools, and a wide range of amenities. Thoughtfully designed, this spacious two-storey offers functional and inviting living spaces throughout. The main floor boasts a bright, open-concept layout with floor-to-ceiling windows that fill the home with natural light. A double-sided fireplace elegantly separates the generous living room from the dining area and kitchen, which is complete with quartz countertops, stainless steel appliances—including a one-year-old induction range—a large island, and a window over the sink overlooking the backyard. A stylish two-piece powder room completes the main level. The upper level features three well-sized bedrooms, including a stunning primary suite with a large walk-in closet, a spacious four-piece ensuite with double sinks and a walk-in shower, and sweeping views of Canmore Park through an oversized window. Two additional bedrooms share a well-appointed four-piece bathroom, and a conveniently located laundry room adds everyday ease. The fully developed basement offers a spacious recreation room, a large fourth bedroom, and a three-piece bathroom, providing the perfect space for guests or extended family. Enjoy outdoor living in the sunny south-facing backyard with a private patio ideal for entertaining. An oversized double detached garage offers ample storage and parking. Nothing to do but move into this truly exceptional property, in a prime inner-city location, before the school year starts!