

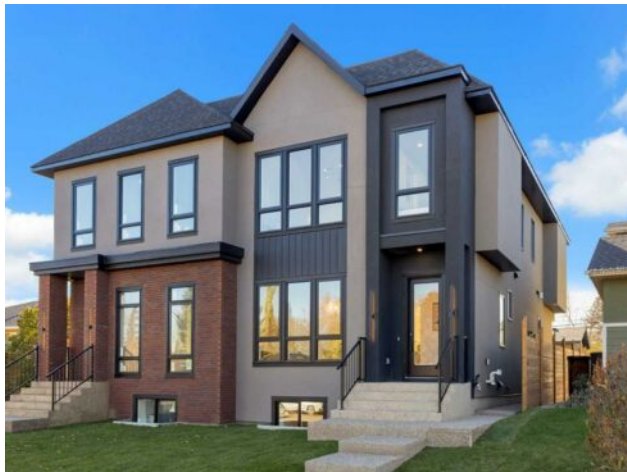


**GRASSROOTS**  
REALTY GROUP

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**2713 Cochrane Road NW**  
**Calgary, Alberta**

**MLS # A2254408**



**\$1,175,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,957 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Secondary Suite: Refrigerator, Electric Stove, OTR Microwave w/ Hoodfan, Dishwasher

**LOCATION LOCATION!** Built on a quiet street only steps to West Confederation Park, this **BRAND-NEW** semi-detached infill in Banff Trail offers a superb floorplan with a **LEGAL BASEMENT SUITE** (Approved with the permit & subject to final inspection by the city). Banff Trail is well-situated in inner-city NW, with lots of outdoor recreation, schools, & shopping nearby. Confederation Park & the Charleswood Tennis Courts & Splash Park are a quick walk down the street, the City of Calgary toboggan hill is only 6-mins away, and the Confederation Park Golf Course is only 10-min down the road; a quick 9 holes after dinner can be a weeknight reality! Banff Trail School is mins away & Calgary Montessori School, Branton School, Rosemont School, and St Francis High School are all close by, with SAIT & UofC a short bike ride away. Dining options, shopping, amenities, and more are all at your fingertips, with Banff Trail, North Hill Centre, and all the businesses along Crowchild easily accessible from this inner-city location. With an amazing layout & premium finishes, you'll discover a beautiful blend of both a stylish & functional lifestyle. This home features several upgrades, including engineered hardwood & 10-ft ceilings on the main level, soaring ceilings on the upper floor & a fully-developed basement w/ a **LEGAL SUITE**. The main floor boasts large primary living spaces, including a bright front dining/flex room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and built-in pantry & coffee station. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the **SOUTH** back patio — perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant,

private powder room. Upstairs, you'll find the two secondary bedrooms w/ built-in closets, a spacious laundry room and a main 4-pc bath w/ modern vanity and a tub/shower combo w/ full-height tile surround. The primary suite features a soaring vaulted ceiling, multiple tall windows for tons of natural light, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with heated tile floors, glass shower w/ full-height tile, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. The fully-developed LEGAL BASEMENT SUITE (approved in the development permit by the city) enjoys private access through a secure side entrance, two generous-sized bedrooms w/ built-in closets, a spacious and contemporary 4-pc bath w/ modern tile & vanity, large windows, space for a washer & dryer, plus a large living room area! The kitchen is thoughtfully arranged with quartz countertops & full-height cabinetry. Take a drive by this property and see how this house & fantastic location will suit your family perfectly! \* Photos from Show Suite finishes may vary slightly\*