



**GRASSROOTS**  
REALTY GROUP

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**2739 Cochrane Road NW**  
**Calgary, Alberta**

**MLS # A2261096**



**\$998,900**

|                  |                                                                   |               |                  |
|------------------|-------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Banff Trail                                                       |               |                  |
| <b>Type:</b>     | Residential/House                                                 |               |                  |
| <b>Style:</b>    | 2 Storey                                                          |               |                  |
| <b>Size:</b>     | 1,813 sq.ft.                                                      | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 4                                                                 | <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 Lane, Back Yard, Few Trees, Rectangular Lot, Street Lighting |               |                  |

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

This beautifully maintained detached family home is perfectly situated in the highly desirable community of Banff Trail, just steps away from the year-round amenities of West Confederation Park. With access to scenic biking and walking paths, a golf course, tennis courts, splash park, pump track, natural playground, and seasonal activities like tobogganing and cross-country skiing, the location offers something for everyone. Thoughtfully designed for both comfort and function, this spacious two-storey residence features bright and inviting living spaces throughout. The main level showcases an open-concept layout filled with natural light from floor-to-ceiling windows, anchored by a double-sided fireplace that adds warmth and separation between the expansive living room and the elegant dining area. The kitchen boasts quartz countertops, stainless steel appliances including a one-year-old induction range, a large island, and a window overlooking the south facing backyard. A modern two-piece powder room completes the main floor. Upstairs, the primary suite is a true retreat, offering a large walk-in closet, a four-piece ensuite with double sinks and walk-in shower, and stunning park views through an oversized window. Two additional bedrooms share a stylish four-piece bathroom, while a convenient upstairs laundry room adds to the thoughtful layout. The fully developed basement extends the living space with a spacious recreation room, a generous fourth bedroom, and a three-piece bathroom—ideal for guests or extended family. Step outside to enjoy the sunny, south-facing backyard complete with a private patio perfect for outdoor dining and relaxation. An oversized double detached garage provides plenty of storage and parking. With nothing left to do but move in, this exceptional inner-city home offers unbeatable access to downtown, the University of

Calgary, SAIT, Foothills and Children's Hospitals, all levels of schooling, and a wealth of community amenities.