



**2827 Cochrane Road NW
Calgary, Alberta**

MLS # A2165517



\$1,100,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,977 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Metal Siding , Stone, Stucco, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge in basement		

Welcome to this outstanding infill in one of the best community-Banff Trail. It is walk distance to University of Calgary. Very short commute to The Foothill Hospital, down town Calgary, SAIT, Market Mall, Confederation Park, Nose Hill Park and so much more.. It is surrounded by different level schools. It guarantee an easy mind and luxury living for a family-Parent and kids. This custom designed and built house had tones of upgrades and features such as: legal basement suite, central air conditioning, Water circulation system which provide instant hot water to all taps, Quartz waterfall island, Triple-panel windows, 10 foot and 9 foot ceilings, Wall oven with air fryer and steam cook function, High efficiency furnaces, Gas cooktop with grill plate, smart appliances, smart thermostats, smart door bells, in floor heating in bathroom. It has other potentials like future installation of EV charging post, second fridge in pantry and solar roof top panels. The custom built kitchen features spice pull outs, soft close doors, storage underneath island. The master bedroom is huge and bright. The 5 pieces master ensuite features double vanity, rain fall shower,, heated floor, built-in dressing table, full length mirror and huge walk in closet. The house was finished with a mixed modern and classic tone. come to view to appreciate it. The land scaping is all finished with fence, grass and trees. Just move in and enjoy.