

\$1,050,000 - 2626 Cochrane Road Nw, Calgary

MLS® #A2119726

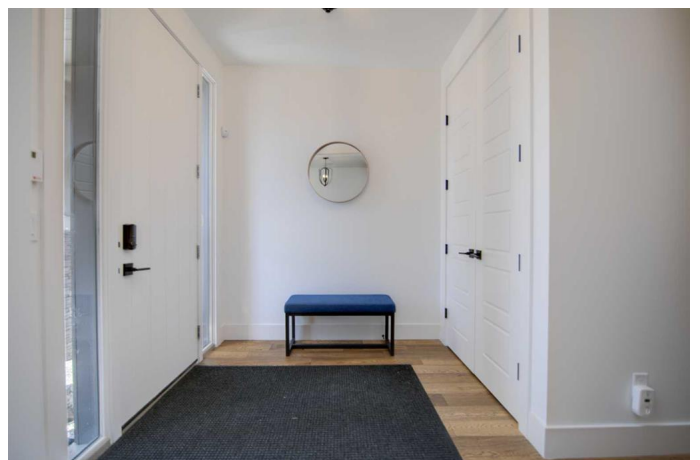
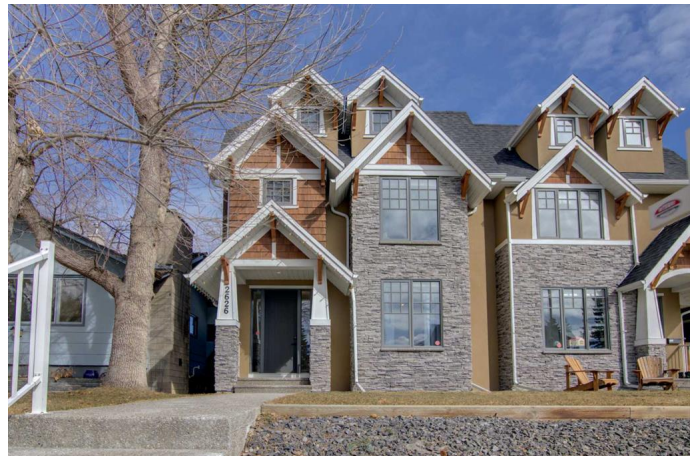
\$1,050,000

4 Bedroom, 5.00 Bathroom, 2,531 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

OPEN HOUSE: Sunday, April 21st from 2pm - 4pm Welcome to your dream home nestled in the heart of Banff Trail, offering a seamless blend of exquisite design and unparalleled craftsmanship. This stunning 3-storey semi-detached residence, built in 2016, boasts over 3200 square feet of developed living space, promising luxury and comfort at every turn. As you step inside, you'll be greeted by high ceilings, large windows, and freshly painted walls, creating an inviting ambiance throughout. The main floor features a spacious office with elegant French doors, perfect for remote work or study sessions. A 2-piece powder room adds convenience, while a mudroom at the back door ensures functionality for busy households. Entertain guests effortlessly in the open-concept living, dining, and kitchen area, accentuated by a dual-sided fireplace, hardwood flooring, and abundant natural light. The gourmet kitchen is a chef's delight, boasting sleek white cabinetry, quartz countertops, and premium stainless steel appliances, including a gas cooktop, built-in microwave, wall oven, oversize fridge, and freezer. The massive island offers additional seating, making it an ideal spot for casual dining or social gatherings. Escape to the second level, where luxury awaits in the form of three spacious bedrooms, including a magnificent primary suite. Pamper yourself in the ensuite, featuring a freestanding soaker tub, dual sinks, and an oversize standalone shower with a rain shower



head. A walk-in closet with built-ins adds functionality and style, while an additional 5-piece bathroom ensures comfort for family and guests. Conveniently located on this level is a laundry room with a sink and ample storage space. Ascend to the third floor, where endless possibilities await in the expansive bonus room. Whether you envision a yoga studio, home office, or entertainment area, this flexible space caters to your every need. A wet bar, 2 piece powder room and enclosed patio sunroom add to the allure, providing the perfect setting for relaxation and enjoyment. The fully finished basement, with in floor heating, offers even more living space, boasting a large recreation room, wet bar, additional bedroom, and a 4-piece bathroom. With a double detached, epoxy floor, heated garage, fully fenced backyard, air conditioning, central vacuum system, Hunter Douglas window coverings and wired for sound every detail has been thoughtfully considered for your utmost convenience and comfort. Conveniently situated, this exceptional home is surrounded by amenities, including highly regarded schools, parks, playgrounds, and major roadways. Enjoy easy access to the University of Calgary, SAIT, shopping, and more, while being just steps away from the scenic beauty of Confederation Park and Nose Hill Park. Don't miss this rare opportunity to own a piece of luxury living in one of Calgary's most desirable neighbourhoods. Book your showing today!

Built in 2016

Essential Information

MLS® #	A2119726
Price	\$1,050,000
Sold Price	\$1,010,000
Bedrooms	4

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,531
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2626 Cochrane Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4H7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	May 6th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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