



## 2739 Cochrane Road NW, Calgary, Alberta - \$1,050,000



Main Photo

### Property Description

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!

## REALTOR Referral

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