

# \$1,099,800 - 2827 Cochrane Road Nw, Calgary

MLS® #A2245039

**\$1,099,800**

4 Bedroom, 4.00 Bathroom, 1,977 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Beautiful outstanding brand new home for sale in one of the best communities-Banff Trail. It was professional designed and built. It is centrally located with walking distance to University of Calgary, SAIT, The Foothill Hospital and Confederation Park. Different levels of schools are all around which guarantee an easy mind and luxury living for a family. There are tones of upgrades and features for the inside finishing including: legal basement suite, central air conditioning, water circulation system to provide instant warm water, triple-panel windows, High ceilings( 10 and 9 foot), High efficiency furnace, quarts waterfall island and all counters, wall oven with air fryer and steamer cook, gas cooktop with grill plates, smart appliances, smart thermostat, smart door bells, in-floor heating bathroom and etc. Huge kitchen has a lot storage spaces including pull-out spice cabinet, hidden garbage bins and underneath island storage. The house shows a combination of modern and classic elegance. Come to view and make it your dream home.

Built in 2024

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2245039    |
| Price     | \$1,099,800 |
| Bedrooms  | 4           |
| Bathrooms | 4.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,977                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2827 Cochrane Road Nw |
| Subdivision | Banff Trail           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 4J1               |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, On Street |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Smart Home |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings                                                                                                                         |
| Heating           | High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas                                                                                                                                                                               |
| Cooling           | Central Air, Sep. HVAC Units                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room, See Remarks                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                               |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                                                                             |

**Exterior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                        |
| Lot Description   | Rectangular Lot                                                       |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Cement Fiber Board, Concrete, Stone, Stucco, Wood Frame, Metal Siding |
| Foundation        | Poured Concrete                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 32               |
| Zoning         | RCG              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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