

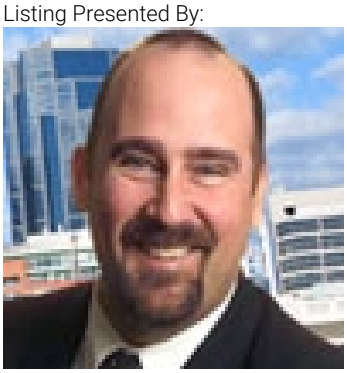
2623 Cochrane Road Calgary Alberta

$1,189,900

ONLY ONE SIDE AVAILABLE THE OTHER SIDE IS SOLD | LOCATION, LOCATION! Nestled on a quiet street just steps from West Confederation Park, this brand-new semi-detached infill in the highly sought-after community of Banff Trail offers a rare opportunity to customize the basement to fit your lifestyle. Choose a fully legal 2-bedroom basement suite for additional rental income, or have the builder remove the legal suite and create a luxurious homeowner's basement complete with a spacious family room, gym, wet bar, and one-bedroom layout. **5 BEDROOMS | SOUTH FACING BACK YARD | 4.5 BATHROOMS (3 ENSUITE BATHROOMS ON THE UPPER LEVEL) | DEN ON THE MAIN LEVEL **Ideally located in Calgary's desirable inner-city NW, Banff Trail offers the perfect blend of urban convenience and outdoor recreation. Enjoy walking to Confederation Park, the Charleswood Tennis Courts, and Splash Park, while the City toboggan hill is only minutes away and Confederation Park Golf Course is just a 10-minute drive. Excellent schools including Banff Trail School, Calgary Montessori School, Branton School, Rosemont School, and St. Francis High School are all nearby, with SAIT and the University of Calgary just a short bike ride away.Offering 2894.51 sq. ft. of professionally designed living space, this exceptional home features 5 bedrooms, 4.5 bathrooms, and legal 2-bedroom basement suite with a private entrance and separate laundry.The open-concept main floor showcases engineered hardwood flooring, a spacious dining area with a stunning feature wall, and an impressive chef's kitchen complete with an oversized island, premium cabinetry, quartz countertops, and high-end stainless steel appliances. A stylish glass-enclosed pocket office creates the perfect work-from-home space, while the inviting living room is highlighted by a sleek electric fireplace. A powder room and an oversized mudroom with custo...

Kitchen 11.08 Ft x 12.50 Ft
Bedroom 10.33 Ft x 11.67 Ft
Bedroom 10.92 Ft x 12.83 Ft
4pc Bathroom .00 Ft x .00 Ft
Living room 16.42 Ft x 12.33 Ft
Living room 10.17 Ft x 15.17 Ft
Primary Bedroom 13.50 Ft x 13.08 Ft
5pc Bathroom .00 Ft x .00 Ft
Bedroom 14.50 Ft x 10.00 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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Dining room 13.00 Ft x 13.08 Ft

Kitchen 14.00 Ft x 13.00 Ft

Den 6.17 Ft x 5.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Bedroom 10.58 Ft x 9.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 6.00 Ft x 8.50 Ft