



## 2713 Cochrane Road Calgary Alberta

\$1,175,000

LOCATION LOCATION! Built on a quiet street only steps to West Confederation Park, this BRAND-NEW semi-detached infill in Banff Trail offers a superb floorplan with a LEGAL BASEMENT SUITE (Approved with the permit & subject to final inspection by the city). Banff Trail is well-situated in inner-city NW, with lots of outdoor recreation, schools, & shopping nearby. Confederation Park & the Charleswood Tennis Courts & Splash Park are a quick walk down the street, the City of Calgary toboggan hill is only 6-mins away, and the Confederation Park Golf Course is only 10-min down the road; a quick 9 holes after dinner can be a weeknight reality! Banff Trail School is mins away & Calgary Montessori School, Branton School, Rosemont School, and St Francis High School are all close by, with SAIT & UofC a short bike ride away. Dining options, shopping, amenities, and more are all at your fingertips, with Banff Trail, North Hill Centre, and all the businesses along Crowchild easily accessible from this inner-city location. With an amazing layout & premium finishes, you'll discover a beautiful blend of both a stylish & functional lifestyle. This home features several upgrades, including engineered hardwood & 10-ft ceilings on the main level, soaring ceilings on the upper floor & a fully-developed basement w/ a LEGAL SUITE. The main floor boasts large primary living spaces, including a bright front dining/flex room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and built-in pantry & coffee station. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the SOUTH back patio - perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant, private powder room. Up...

4pc Bathroom 9.08 Ft x 4.92 Ft

5pc Bathroom 9.25 Ft x 4.92 Ft

Bedroom 9.92 Ft x 10.92 Ft

Bedroom 11.67 Ft x 10.92 Ft

Laundry room 8.42 Ft x 6.00 Ft

Primary Bedroom 13.08 Ft x 17.83 Ft

Bedroom 11.92 Ft x 10.33 Ft

Kitchen 15.08 Ft x 9.75 Ft

Recreational, Games room 15.42 Ft x 10.58 Ft

Furnace 6.58 Ft x 10.33 Ft

2pc Bathroom 5.42 Ft x 5.08 Ft

Dining room 14.08 Ft x 11.83 Ft

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Listing Presented By:



Originally Listed by:  
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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Other 8.42 Ft x 6.17 Ft

4pc Bathroom 4.92 Ft x 10.83 Ft

Bedroom 11.25 Ft x 10.83 Ft

Living room 15.67 Ft x 19.00 Ft

Storage 5.58 Ft x 5.33 Ft