



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. Upstairs, you'll find the two secondary bedrooms w/ built-in closets, a spacious laundry room and a main 4-pc bath w/ modern vanity and a tub/shower combo w/ full-height tile surround. The primary suite features a soaring vaulted ceiling, multiple tall windows for tons of natural light, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with heated tile floors, glass shower w/ full-height tile, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. The fully-developed LEGAL BASEMENT SUITE (subject to final inspection by the city) enjoys private access through a secure side entrance, two generous-sized bedrooms w/ built-in closets, a spacious and contemporary 4-pc bath w/ modern tile & vanity, large windows, space for a washer & dryer, plus a large living room area! The kitchen is thoughtfully arranged with quartz countertops & full-height cabinetry. Take a drive by this property and see how this house & fantastic location will suit your family perfectly!

Built in 2025

Essential Information

MLS® #	A2219699
Price	\$1,199,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,980
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2715 Cochrane Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4J1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Recessed Lighting, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2025
Days on Market	96
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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