



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 | 112            |
| Zoning         | R-CG           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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