



THE
A-TEAM

**RE/MAX
FIRST**

2827 COCRANE Road, Calgary T2M 4J1

MLS®#: **A2165517**

Area: **Banff Trail**

Listing Date: **09/13/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,977

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,977

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Double Garage Detached,Garage Door Opener,See Remarks

DOM

6

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,In Floor,ENERGY STAR Qualified Equipment,Forced Air,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Cement Fiber Board,Concrete,Metal Siding ,Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Range,Gas Cooktop,Microwave,Refrigerator,Washer

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Smart Home,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Foyer

Main

7`7" x 6`2"

Dining Room

Main

12`5" x 9`0"

Kitchen

Main

19`2" x 15`9"

Living Room

Main

17`1" x 13`9"

Pantry

Main

5`9" x 4`1"

2pc Bathroom

Main

5`9" x 4`11"

Mud Room	Main	7`2" x 5`8"	4pc Bathroom	Second	9`6" x 5`4"
Bedroom	Second	14`10" x 9`8"	Bedroom	Second	11`10" x 11`9"
Laundry	Second	9`8" x 5`4"	Bedroom - Primary	Second	17`4" x 13`5"
5pc Ensuite bath	Second	20`0" x 8`0"	Walk-In Closet	Second	9`7" x 5`7"
Living/Dining Room Combination	Lower	25`4" x 15`7"	Kitchen	Lower	9`5" x 7`6"
Bedroom	Lower	12`9" x 11`9"	4pc Bathroom	Lower	8`1" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2410290**

Zoning:
RC-2

Remarks

Pub Rmks: **Welcome to this outstanding infill in one of the best community-Banff Trail. It is walk distance to University of Calgary. Very short commute to The Foothill Hospital, down town Calgary, SAIT, Market Mall, Confederation Park, Nose Hill Park and so much more.. It is surrounded by different level schools. It guarantee an easy mind and luxury living for a family-Parent and kids. This custom designed and built house had tones of upgrades and features such as: legal basement suite, central air conditioning, Water circulation system which provide instant hot water to all taps, Quartz waterfall island, Triple-panel windows, 10 foot and 9 foot ceilings, Wall oven with air fryer and steam cook function, High efficiency furnaces, Gas cooktop with grill plate, smart appliances, smart thermostats, smart door bells, in floor heating in bathroom. It has other potentials like future installation of EV charging post, second fridge in pantry and solar roof top panels. The custom built kitchen features spice pull outs, soft close doors, storage underneath island. The master bedroom is huge and bright. The 5 pieces master ensuite features double vanity, rain fall shower,, heated floor, built-in dressing table, full length mirror and huge walk in closet. The house was finished with a mixed modern and classic tone. come to view to appreciate it. The land scaping is all finished with fence, grass and trees. Just move in and enjoy.**

Inclusions:
 Property Listed By: **Fridge in basement
 Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2827 Cochrane Rd NW, Calgary, AB

Main Floor Exterior Area 834.26 sq ft
Interior Area 932.38 sq ft



0 4 8 ft

PREPARED: 2024/09/12



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2827 Cochrane Rd NW, Calgary, AB

2nd Floor Exterior Area 1542.61 sq ft
Interior Area 986.14 sq ft



0 4 8 ft

PREPARED: 2024/09/12

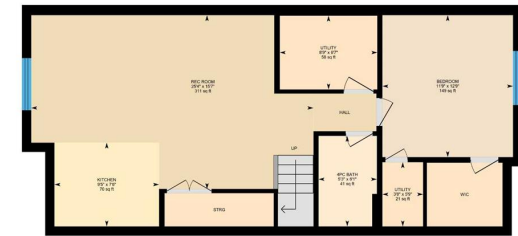


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2827 Cochrane Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 922.30 sq ft
Interior Area 739.68 sq ft



0 4 8 ft

PREPARED: 2024/09/12



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