



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2621 COCHRANE Road, Calgary T2M 4H8**

MLS®#: **A2197261**

Area: **Banff Trail**

Listing Date: **02/26/25**

List Price: **\$1,180,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,933**

Low Sqft:

Ttl Sqft: **1,933**

DOM

**0**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Brick,Stucco,Wood Siding**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`4" x 9`4"	Entrance	Main	6`10" x 6`2"
Kitchen	Main	14`3" x 11`8"	Dining Room	Main	11`1" x 11`8"
Living Room	Main	16`0" x 16`0"	Entrance	Main	5`1" x 5`0"
2pc Bathroom	Main	5`1" x 5`0"	Bedroom - Primary	Upper	16`0" x 13`0"
Walk-In Closet	Upper	8`11" x 6`2"	5pc Ensuite bath	Upper	9`4" x 11`8"
Bedroom	Upper	14`0" x 9`7"	Walk-In Closet	Upper	4`4" x 4`3"
Bedroom	Upper	12`0" x 9`8"	Walk-In Closet	Upper	5`7" x 4`4"
4pc Bathroom	Upper	7`6" x 8`0"	Laundry	Upper	7`5" x 5`9"
Bedroom	Basement	14`8" x 12`10"	4pc Bathroom	Basement	7`6" x 8`0"
Game Room	Basement	16`4" x 14`11"	Family Room	Basement	9`10" x 11`0"
Storage	Basement	7`3" x 3`2"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2210555**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this Beautiful Detached Inner-city infill in the highly sought-after community of Banff Trail. Excellent location! Home is situated on a quiet street and steps away from West Confederation Park! It boasts modern, contemporary, elegant finishes & exudes quality workmanship. Entire home is carpet-free, all 3 level with engineered hardwood floor. Soaring 10ft flat finish ceilings main floor, plus 9ft upstairs & basement. Upon entry you will immediately notice the open concept layout. Sunken Office/Den at the front of the house offers a private, quiet space to work or study, with large, bright windows that bring in plenty of natural light. Custom kitchen is a chef's delight, featuring exquisite white oak cabinetry, top-of-the-line built-in appliances, and pristine quartz countertops which boasts a long waterfall island. Adjacent to the kitchen is a spacious dining area that seamlessly flows into the grand living room. You'll find more white oak cabinets and magnificent marble tile surround fireplace, creating a cozy yet luxurious ambiance. Full 4 panel patio door leading to a concrete patio from the living room. Natural light adorns every corner of this home. Just off the dining area, you'll find a convenient mudroom area leading to the Attached Double Garage, making it easy to manage the hustle of daily life. Upper level hosts a master bedroom right out of a designer's magazine. Master walk-in closet and 5pc ensuite with steam shower and heated tile floors will provide relaxation at the end of each work day. Two additional bedrooms with full walk-in closets and their 4-piece shared bathroom and a laundry room with added convenience complete. Basement is fully developed with additional bedroom, 4-piece full bath, and large family/rec room. Basement features Hydronic Radiant in floor-Heating and separate entrance with rough-ins for future legal suite. Central air conditioning is installed for year-round comfort. Upgraded state-of-the-art modulating furnace manufactured by "Gradient Thermal" with Tankless water system for superior efficiency. Double detached garage includes generous built-in storage space in the attic accessible by a nifty built-in drop-down ladder. Low maintenance landscaping, completed with wrap-around concrete walkway. Just let your imagination run wild. Come check out this amazing and completely move-in ready home before it's gone!**

Inclusions: **n/a**  
 Property Listed By: **Grand Realty**

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











