



**GRASSROOTS**  
REALTY GROUP

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**73 Cumberland Drive NW**  
**Calgary, Alberta**

**MLS # A2241124**



**\$865,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Gar		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn, Low Maintenance Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Remarks	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, See		
<b>Inclusions:</b>	Refrigerator in laundry, Garden shed, Rain water collection tank		

Tucked away on a massive, secluded pie-shaped lot, this remarkable home offers tranquility, space, and unforgettable outdoor living. The treed yard is both peaceful and private, while the upper deck takes full advantage of the lot's unique elevation, offering sweeping panoramic views through sleek glass railings and covered by a timber pergola with awning. Inside, the open-concept main level has rich hardwood and cork flooring, and features a spacious living room with a corner wood-burning fireplace (with gas log lighter) and elegant decorative ceilings. The large walk-through kitchen boasts granite counters, stainless steel appliances, a coffee/wine bar, and breakfast bar—flowing seamlessly into the dining room and out to the upper deck. The lower level impresses with soaring 10' ceilings, easy maintenance tile flooring, and flexible recreation and family room areas. With six bedrooms, this home offers incredible versatility for families, guests, or work/school from home. Entertain or relax on the walk-out patio complete with built-in swing set, terraced gardens, and a cozy firepit. The outdoor living continues on the rooftop patio above the oversized double detached garage (24'x24')—perfect for a greenhouse, lounge, or play area. A second, extra-deep single garage (14'x24') is attached at the front of the home. With countless thoughtful upgrades and a perfect blend of character and modern function, this one-of-a-kind property is ready to impress.