



**GRASSROOTS**  
REALTY GROUP

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**100 Cambrian Drive NW**  
**Calgary, Alberta**

**MLS # A2250995**



**\$1,175,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,543 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Wet Bar

**Inclusions:** Digital Thermostat, Shelving in Garage, Basement Bar Fridge

This remarkable three-storey detached infill delivers an elevated lifestyle in one of Calgary's most coveted inner-city communities. Thoughtfully crafted with modern design and timeless appeal, the home offers expansive, well-planned spaces that blend everyday comfort with refined elegance. Inside, you'll find five spacious bedrooms, including three with private ensuites, ensuring every member of the household enjoys their own retreat. The open-concept main floor is designed for both entertaining and everyday living, featuring a semi-private flex space ideal for a home office or creative studio, a formal living room, and a welcoming dining area enhanced with custom wood details. At the heart of the home lies a chef-inspired kitchen, complete with ceiling-height cabinetry, waterfall quartz countertops, a large island with seating, premium stainless steel appliances, and a secondary prep area with its own sink—keeping the main kitchen polished and ready for hosting. Upstairs, a bright bonus room with a custom media unit sets the stage for cozy movie nights or relaxed gatherings. The primary retreat is a sanctuary, highlighted by a private balcony, boutique-style custom walk-in closet, and a spa-inspired ensuite with dual vanities, soaker tub, and a travertine glass shower. The third-floor loft adds rare versatility with a built-in workstation and 2-piece bath - perfect for a home office, yoga studio, or creative haven. Downstairs, the fully developed basement impresses with a gas fireplace, full wet bar, and two additional bedrooms—each with its own ensuite. Additional highlights include oversized windows, custom window coverings, central vacuum, ample storage, a private backyard, and a heated double detached garage. Steps from Confederation Park, and close to schools, transit, and amenities, this home is the perfect fusion of style, space, and

inner-city convenience. Whether for large families, multi-generational living, or those seeking an urban lifestyle with room to breathe, this home offers it all.