



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2250995**



**\$999,000**

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	Digital Thermostat, Shelving in Garage, Basement Bar Fridge		

Priced to reflect today's cautious market, this expansive 3-storey infill in sought-after Cambrian Heights delivers exceptional value &mdash; offering over 3,300 sq ft of thoughtfully designed living space at a price well below replacement cost. Meticulously maintained and move-in ready, the home is fashioned for flexibility and function. Inside, you'll find 5 bedrooms (3 with private en-suites), 6 bathrooms, a bright bonus room, and a top-floor loft with a built-in workstation and powder room &mdash; perfect for a home office, yoga space, or private retreat. The chef's kitchen features quartz waterfall counters, ceiling-height cabinetry, a prep sink, and premium appliances. It flows seamlessly into bright, open-concept living and dining areas. Upstairs, the spa-like primary suite features a private balcony, walk-in closet, and luxurious en-suite bathroom with dual vanities, a soaker tub, and a travertine glass shower. The fully finished basement is a standout, featuring a gas fireplace, wet bar, and two en-suites bedrooms &mdash; ideal for guests, teens, or multigenerational living. Outside, enjoy a private backyard and a heated double garage for year-round convenience. Steps from Confederation Park and minutes to downtown, transit, and schools, this home offers the perfect blend of location, lifestyle, and long-term value. Cambrian Heights offers a mature setting surrounded by established trees and a welcoming, family-friendly atmosphere. This well-balanced community is known for its active association, strong sense of connection, and commitment to preserving its peaceful charm. You will not find a home of this size, layout, and high quality finish available at this price.