



**GRASSROOTS**  
REALTY GROUP

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**184 Cornwallis Drive NW**  
**Calgary, Alberta**

**MLS # A2279742**



**\$824,999**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** Front entrance wall mounted hooks x2, shoe cabinet/bench, paper roll in kitchen, dresser in lower bedroom, wall shelves in upper bedroom, battery operated camera doorbell.

Location ! Location ! Location ! Cambrian Heights is one of those communities people wait for. This beautifully renovated 4-level split is exactly why. From the moment you step inside, this home feels immediately welcoming. Warm, bright, impeccably maintained, and thoughtfully updated so you can simply move in and enjoy. The major big-ticket improvements have been completed, offering true peace of mind for years to come. The sewer line was fully replaced in 2025 and includes a transferable warranty. In 2019 extensive upgrades further elevated the home, including triple pane windows, a new furnace, hot water tank, air conditioning and an updated electrical panel. These are the kind of improvements buyers love but don't always get to see. Shingles were also replaced in approximately 2013. The main floor strikes the perfect balance between open concept and defined spaces, offering multiple layout options to suit your lifestyle. At the heart of the home is an impressive kitchen featuring timeless finishes, an abundance of cabinetry, a unique and highly functional island that is ideal for both everyday living and entertaining. Bright double doors lead directly to the backyard, creating a seamless connection between indoor and outdoor living. The front yard is equipped with an underground sprinkler system to maintain the stunning curb appeal of this property. Upstairs in the spacious primary bedroom you'll enjoy the view of Alberta's beautiful mountains. The two additional bedrooms are complimented with stylish built in closet organizers. With two linen closets and a gorgeous 4-piece bathroom, this level blends style with practicality. The lower level has an additional backyard access and includes a large bedroom which is perfect for guests, teens, or a home office. With a modern renovated bathroom and the convenient laundry area this is another functional level in

the home. Just a few steps down the recreation room opens endless possibilities: movie nights, gym space, playroom, or creative studio. You can make it your own oasis. Another incredible bonus is the amount of storage space in the mechanical room to keep your new home organized and functional. Outside, the massive backyard is truly something special. Your own private retreat with mature trees, multiple decks with ample space to relax or entertain. Expansion options feel limitless with back-alley access. Wait until you see it in the summer! Enjoy the off leash park just out the back gate. This home has close proximity to excellent schools, expansive Nose Hill Park, public transit, major road access, and everyday amenities. Homes like this in Cambrian Heights don't come along often—and when they do, they don't last long!!!