



**22 Coleridge Road NW
Calgary, Alberta**

MLS # A2138740



\$850,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,505 sq.ft.	Age:	1957 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Many Trees, Street Lighting,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

Welcome to this expansive bungalow nestled in the heart of Cambrian Heights. Boasting over 1500 sq ft on the main floor and an additional 1450 sq ft in the fully developed walk-out basement, this home is a true gem. Positioned on an amazing corner lot, directly across the street from a beautiful green space (one of many in Cambrian Heights!) and a short walk to the local elementary school, this property offers both convenience and serenity. The main floor features newer, large windows that flood the rooms with natural light and stunning hardwood floors throughout. The gigantic, private primary bedroom retreat boasts huge windows, a walk-in closet and a luxurious four-piece ensuite. Two additional generously sized bedrooms and a four-piece main bathroom ensure ample space for family and guests. The living room flows seamlessly into the adjoining dining room and a large, well-appointed kitchen, making it perfect for entertaining. The walk-out basement is fully developed, adding a vast amount of living space with a huge bedroom, a three-piece bathroom, a recreation room, and a family room with sliding doors leading to the backyard. One of the highlights of this home is the rooftop patio above the double attached garage, providing a perfect space for entertaining in the summer months. Experience the best of inner-city living with this prime location, close to downtown, the Foothills hospital, University of Calgary, SAIT, schools, shopping, and Confederation Park. Don't miss this rare opportunity to own a piece of paradise in the coveted community of Cambrian Heights.