



**100 Coleridge Road NW
Calgary, Alberta**

MLS # A2169339



\$935,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,802 sq.ft.	Age:	1957 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Garden, Low Maintenance Landscape, Land		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage		

Inclusions: Gazebo, Shed, Refrigerator in basement

OPEN HOUSE SUNDAY NOVEMBER 24th 12:00 pm - 2:00 pm!! Discover unparalleled luxury and exceptional value in this stunning home boasting over 2,800 square feet of thoughtfully designed living space, nestled in the highly coveted community of Cambrian Heights. Set on an expansive pie-shaped lot, this property offers a true outdoor oasis. The meticulously landscaped private backyard is a haven for relaxation and entertainment, perfect for hosting gatherings with family and friends or enjoying quiet evenings under the stars. Upon entering the main floor, you are greeted by an elegantly designed open concept living and dining area, filled with natural light and designed for both comfort and sophistication. The updated kitchen is a culinary dream, boasting in-floor heating, a generous pantry, sleek countertops, high-end stainless steel appliances, including a gas stove and double oven. A well-appointed bedroom, perfectly situated for convenience, offers ample space and completes the main floor. Ascend to the upper level to discover two more spacious bedrooms, filled with natural light, along with an updated 4-piece bathroom. On the lower level, you'll find a cozy, sun-filled family room extension, perfect for unwinding, along with a convenient 2-piece powder room. The fully finished basement adds another dimension of living space, featuring an additional bedroom, a second full 4-piece bathroom, a laundry area, and a large recreation room perfect for a home theater, gym, or play area. Car enthusiasts and hobbyists will appreciate the heated double detached garage, complete with attic storage and an extended workshop, offering ample space for projects and storage. This home is complete with central air conditioning, and a full backyard irrigation system for easy maintenance. This is an extraordinary opportunity to own a luxurious and beautifully maintained home

in Cambrian Heights. Don't miss your chance to experience the epitome of comfort, style, and luxury living.