



THE
A-TEAM

**RE/MAX
FIRST**

27 CORNWALLIS Drive, Calgary T2K 1T6

MLS® #: **A2174175** Area: **Cambrian Heights** Listing Date: **10/22/24** List Price: **\$1,235,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **7,297 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Garden,Landscaped**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **2,329**
 Low Sqft:
 Ttl Sqft: **2,329**

DOM

60
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 0)**
 Style: **5 Level Split**

Parking

Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Other,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,ENERGY STAR Qualified Refrigerator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Third	9`9" x 13`7"	Living Room	Third	17`2" x 13`10"
Dining Room	Third	22`3" x 10`0"	Kitchen	Third	23`8" x 12`4"
Hall	Level 4	6`11" x 6`6"	Bedroom	Level 4	9`7" x 15`1"
Walk-In Closet	Level 4	6`6" x 5`2"	4pc Bathroom	Level 4	13`3" x 12`4"
Hall	Level 5	5`7" x 10`0"	Bedroom - Primary	Level 5	27`4" x 15`4"
Hall	Level 5	4`10" x 10`10"	Walk-In Closet	Level 5	6`6" x 10`10"
5pc Ensuite bath	Level 5	17`2" x 12`3"	Other	Level 5	5`3" x 4`1"

Bedroom	Level 5	9`9" x 13`7"	Entrance	Second	12`10" x 11`6"
Exercise Room	Second	9`3" x 19`4"	Storage	Basement	12`3" x 15`9"
Other	Basement	27`4" x 36`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **5971HB**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this stunning, newer five-level split home in the desirable community of Cambrian Heights. Nestled on a gently sloping lot, the NE-facing frontage is beautifully framed by low-maintenance landscaping. Numerous windows flood the space with natural light! This craftsman-style residence features inviting stone walkways, lovely balustrades, and a welcoming veranda. As you enter the grand foyer, you'll be greeted by rich wood cabinetry, providing ample all-season storage for outerwear. Step into the expansive living room and gourmet kitchen, where you'll enjoy stunning skyline views and added privacy on this elevated level. The exceptional kitchen is designed for families, featuring extensive countertops, an in-island gas stove with a water tap, and bar seating for your guests, with views of the beautifully landscaped rear gardens. Your dining table is conveniently positioned between the kitchen and living room, with patio doors leading to the private side yard and BBQ area. This home includes three bedrooms and the potential for a private suite or expansive family room. One level-up guest bedroom offers privacy, spectacular views over the city to the north, a large walk-in closet, and easy access to a stunning four-piece bath with a tub and glass shower. The primary suite provides a lush retreat with a gas fireplace and windows overlooking the serene rear gardens, surrounded by mature trees for added privacy. This room is spacious enough for an office and cozy library, with ample space for a sofa for relaxing evenings. The bathroom is a must-see, featuring a slipper tub, a large glass and tile shower, double sinks and thoughtfully planned storage. The laundry area is conveniently located in the walk-in closet. A charming secondary bedroom is also found on this floor, ideal for young children. A few steps down from the kitchen, you'll discover a bright entryway from the rear gardens and a spacious room perfect for a gym or home office. This home presents a unique development opportunity! The lower level is undeveloped, allowing you to create your dream entertainment space, game room, or additional bedrooms. With its own entry and potential for a separate secondary suite (subject to city permitting), the possibilities are endless. Outside, the enchanting rear gardens provide spaces for relaxation and privacy - a true secret garden with mature plants and trees, plus a magical gathering area accessed by sweeping stone stairways. The fenced property includes lane access with a levelled area designated for a future triple garage. This home is equipped with A/C and a custom water softener and is ready for in-floor heating on the lower level. A short to Confederation Park, Nose Hill Park, and the Calgary Winter Club. It is a ten-minute drive to downtown and under fifteen minutes to the Calgary Airport. Don't miss the opportunity to make this dream home your own!**

Inclusions: **Water Softener, Window Coverings**
 Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











