



THE
A-TEAM

**RE/MAX
FIRST**

11 CUMBERLAND Drive, Calgary T2K 1S8

MLS® #: **A2175889** Area: **Cambrian Heights** Listing Date: **11/06/24** List Price: **\$1,299,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **5,747 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,326**
 Low Sqft:
 Ttl Sqft: **1,326**

DOM

6
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Yard**

Construction: **Cement Fiber Board,Vinyl Siding**
 Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Garburator,Microwave,Range,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 7`9"	4pc Ensuite bath	Main	10`3" x 10`8"
Bedroom	Main	9`11" x 8`11"	Dining Room	Main	13`10" x 6`6"
Foyer	Main	11`5" x 6`8"	Kitchen	Main	12`7" x 15`10"
Living Room	Main	16`2" x 17`6"	Bedroom - Primary	Main	13`6" x 10`8"

Walk-In Closet	Main	7`11" x 9`11"	4pc Bathroom	Basement	7`6" x 11`7"
Bedroom	Basement	14`9" x 11`8"	Bedroom	Basement	14`11" x 8`7"
Bonus Room	Basement	10`5" x 18`3"	Laundry	Basement	5`11" x 7`9"
Game Room	Basement	16`0" x 22`0"	Furnace/Utility Room	Basement	5`7" x 12`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **5971HB**

Remarks

Pub Rmks: **Welcome to the "Cumberland House", a mid-century modern post and beam bungalow that is the pinnacle of elegance and contemporary sophistication. This architectural masterpiece underwent a restoration that sought to combine the original mid-century modern design with contemporary sensibilities. Boasting over 2575 sqft of meticulous craftsmanship, this home is a celebration of design and function, where iconic 1960s aesthetics meets modern luxury. Upon entering, a herringbone tile entry flows into refinished oak hardwood. The open beam ceiling carries through the main floor to the exterior of the home. The gourmet kitchen is adorned with matte black cabinetry and quartz countertops. New Bosch appliances include an induction range and a french door fridge. The striking emerald green backsplash and floating oak shelves add a bold touch, while the breakfast nook with custom made saddle brown cushions is the perfect place to gather. A pantry adds extra storage to the space and A/C provides summer comfort. This culinary haven opens into an expansive living and dining area with large south facing windows that bathe the space in natural light. The primary bedroom is a serene retreat that features an opulent ensuite bathroom with heated floors, bookmatched rift-sawn white oak cabinets, designer fixtures and a mint backsplash. The walk-in shower features a floating quartz bench, lighted cubby, and champagne bronze fixtures. The custom built walk-in closet offers modern convenience. A well-appointed spare bedroom and the elegant main bathroom, featuring a floating vanity, a tub shower, and matte black fixtures, completes the main level. As you descend the open riser staircase, you enter a beautifully crafted walk-out basement designed for both functionality and style. A chic third bathroom, featuring a double vanity and eye-catching pink tile sets a playful yet sophisticated tone. A mitred tile arch leads into a deep walk-in shower. Just beyond, discover the laundry room equipped with a new LG Washtower. The rec room is designed with relaxation in mind with a stylish wet bar alongside a cozy wood-burning fireplace. Large south facing windows provide clear sidelines to the backyard. This level also includes two spacious bedrooms and a versatile bonus room that awaits your imagination—ideal for a wine cellar or additional storage. Outside the main floor is an expansive south facing balcony wraps around the home and is an idyllic space to relax and entertain with access down to the backyard. Finally, the heated, insulated double-car garage's is outfitted with a flake floor, PVC baseboards, and a rough-in for an EV charger. This home is located in walking distance of all three levels of schools, an off-leash park, public transit, shopping, and some of the best walking paths and parks in inner-city Calgary. With Confederation Park and the Calgary Winter Club just around the corner, a 10-min drive to downtown or 15 to the Airport, you couldn't ask for a better location to call home.**

Inclusions: **None**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











