

# \$2,269,000 - 71 Coleridge Crescent Nw, Calgary

MLS® #A2198548

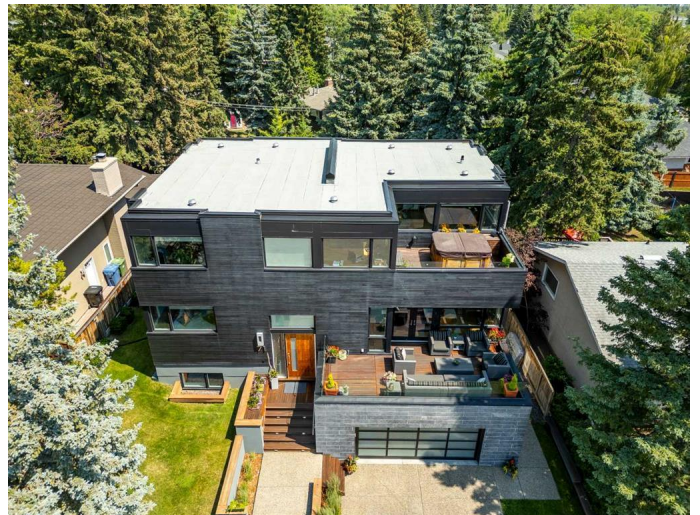
**\$2,269,000**

5 Bedroom, 4.00 Bathroom, 2,669 sqft

Residential on 0.18 Acres

Cambrian Heights, Calgary, Alberta

Discover this West Coast-inspired architectural masterpiece, offering over 4,000 sqft of impeccably designed living space, complemented by 1,100 sqft of luxurious outdoor patios. Positioned on an elevated 0.18 acre lot amidst mature trees, this home offers mountain and city views, surrounded by beautifully landscaped gardens. Located on a peaceful crescent in Cambrian Heights this home offers a rare blend of tranquility and connectivity. Just a short commute from downtown, hospitals and walking distance to Nose Hill Park, Confederation Park, and the Calgary Winter Club, it delivers both convenience and the ultimate in outdoor recreation. Nearby access to many great schools including Edelweiss Preparatory (walking), Collingwood Spanish Immersion (5 mins), Westmount (10 mins) & Delta West (15 mins), making it ideal for families. As you enter through the custom cedar door you are welcomed into a sophisticated open-concept layout, where thoughtful design merges indoor and outdoor living spaces. Expansive windows and glass railings invite abundant natural light. This smart layout creates various family zones for everyone to enjoy their own space. The open-concept kitchen, dining, and living room areas are highlighted by a feature tempered glass floor between the main and lower levels, creating the ultimate setting for entertaining. The kitchen is a chef's dream, featuring custom walnut cabinetry that extends to the ceiling, a stunning glass backsplash, a 12ft



island with quartz countertops, and top-of-the-line Thermador appliances. The main floor also includes two spacious bedrooms with a shared bath plus guest powder room. Proceed up the open riser staircase to the upper level where you will find your primary retreat which offers a custom king-sized bed, generous walk-in closet, and spa-like ensuite with a steam shower. The open loft space, ideal for a home office, art studio or quiet relaxation, opens onto a private patio, where a hot tub awaits with city and mountain views. The lower level features 9ft ceilings, heated concrete floors, spacious games/multipurpose room, family room and two additional large bedrooms. Walk out to an outdoor oasis featuring impeccably landscaped gardens with tiered rundlestone/wood planters and large patio with a feature wood-burning fireplace - the perfect place to host an outdoor party or enjoy a peaceful evening. Completing this home is a triple tandem heated garage with epoxy floors and custom built-ins, offering ample space for vehicles and storage. This thoughtfully designed home is a must-see, with every detail considered and evidenced in the exceptional quality, high-end finishes, and craftsmanship. This is not just a home; it is a lifestyle nestled in a community undergoing significant transformation, truly a hidden gem.

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2198548    |
| Price          | \$2,269,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,669       |

|            |             |
|------------|-------------|
| Acres      | 0.18        |
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 71 Coleridge Crescent Nw |
| Subdivision | Cambrian Heights         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2K 1X8                  |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                         |
| Parking        | Front Drive, Garage Door Opener, Heated Garage, Tandem, Triple Garage Attached, Aggregate |
| # of Garages   | 3                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Natural Woodwork, Track Lighting, Wired for Sound |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Disposal, Garage Control(s), Garburator, Induction Cooktop, Washer/Dryer, Window Coverings, Built-In Electric Range, Convection Oven, European Washer/Dryer Combination                                              |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas, Fan Coil                                                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard, Fire Pit                                                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Private, Treed, Underground Sprinklers |
| Roof              | Flat Torch Membrane                                                                                          |
| Construction      | Aluminum Siding, Stone, Stucco, Cedar                                                                        |
| Foundation        | Poured Concrete                                                                                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 50              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.