



# 71 Coleridge Crescent Calgary Alberta

\$2,298,000

**\*\*OPEN HOUSE Sunday, Sept 29 from 1-3 PM\*\*** 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, top 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. T...

Primary Bedroom 14.67 Ft x 12.92 Ft

6pc Bathroom 14.67 Ft x 6.50 Ft

Loft 31.92 Ft x 14.50 Ft

Office 10.67 Ft x 9.17 Ft

Laundry room 2.50 Ft x 2.50 Ft

Recreational, Games room 21.50 Ft x 15.25 Ft

Laundry room 14.67 Ft x 9.08 Ft

Furnace 10.50 Ft x 9.92 Ft

Furnace 6.92 Ft x 3.67 Ft

Kitchen 15.50 Ft x 8.92 Ft

Living room 24.92 Ft x 12.92 Ft

Dining room 15.92 Ft x 11.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Family room 13.92 Ft x 12.17 Ft  
Bedroom 10.83 Ft x 10.75 Ft  
Bedroom 14.08 Ft x 10.50 Ft  
4pc Bathroom 9.92 Ft x 8.92 Ft

Bedroom 11.42 Ft x 11.33 Ft  
Bedroom 11.42 Ft x 11.33 Ft  
3pc Bathroom 7.50 Ft x 7.50 Ft