



## 27 Coleridge Crescent Calgary Alberta

\$899,900

In one of Northwest Calgary's most exclusive neighbourhoods is where you'll find this lovingly maintained family bungalow...a 6 bedroom custom home nestled on this quiet crescent in Cambrian Heights. With over 3200sqft of comfortable living space, this fully finished 1960's home enjoys beautiful hardwood floors & 2 wood-burning fireplaces, sunny eat-in kitchen with mahogany cabinets, 2.5 bathrooms, oversized 2 car garage & West backyard with large deck & patio for your outdoor pleasure. Truly wonderful vintage home featuring West-facing living room with hardwood floors & wood-burning stone fireplace, great-sized dining room with built-in cabinets & access onto the 200+sqft deck, open concept dining nook & stylish kitchen with cabinets galore, loads of counterspace & stainless steel appliances including Asko dishwasher (new in 2023), GE stove/convection oven (2018) & Whirlpool French door fridge (2019). The 3 main floor bedrooms all have hardwood floors & super closet space; the West-facing master - with views of the backyard, has a walk-in closet & 2-piece ensuite. Renovated in 2015, the family bath has 2 new sinks, mirrors, tub, flooring & fixtures. The lower level - with new flooring in 2019, is beautifully finished with 3 more bedrooms, large full bathroom - completely updated in 2014, & fantastic rumpus room with exercise area, wood-burning brick fireplace & kitchenette/wet bar. Main floor laundry - updated in 2015, with built-in cabinets & sink, new flooring, paint & Whirlpool washer/dryer (2022). Extensive updates & extras include radon reduction system (installed in 2022), new main floor high-efficiency furnace (2018), window blinds & interior paint, lighting & fixtures, cedar fence, NewAge cabinets in the oversized garage & fiberglass roof shingles (2007 with 25 year warranty). Surrounded by a mixture of charming original & renovated mid-century homes as we...

4pc Bathroom Measurements not available

Recreational, Games room 19.08 Ft x 15.50 Ft

Exercise room 15.58 Ft x 10.58 Ft

Bedroom 11.17 Ft x 9.75 Ft

Bedroom 10.92 Ft x 9.75 Ft

Bedroom 16.08 Ft x 10.42 Ft

Living room 20.42 Ft x 17.00 Ft

Dining room 15.33 Ft x 11.25 Ft

Kitchen 11.00 Ft x 10.33 Ft

Other 11.00 Ft x 7.25 Ft

Laundry room 14.25 Ft x 6.42 Ft

Primary Bedroom 14.75 Ft x 11.83 Ft

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

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

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CIR

REALTY

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2pc Bathroom Measurements not available  
5pc Bathroom Measurements not available

Bedroom 13.33 Ft x 10.08 Ft  
Bedroom 13.25 Ft x 12.33 Ft