



199 Cardiff Drive Calgary Alberta

\$1,499,900

Welcome to this beautiful, unique custom-built home, located in one of Calgary's most desirable neighbourhoods. Built in 1957, and completely renovated from 2002 to 2005, this home combines the charm of a classic bungalow with modern luxury. Natural light pours through the open-concept design, from the sunken living room, and two-sided gas fireplace to the west-facing triple-pane windows with spectacular northwest cityscape and Rocky Mountain views. The Legacy kitchen feature, a 10-ft quartz island, stainless-steel backsplash, top-of-line appliances, and includes a butler's kitchen with a laundry area. The primary suite is a real retreat, with a walk-through closet and a spa-like ensuite boasts in-floor heating, a jetted tub, and a dual-nozzle shower. The second bedroom features access to a semi-ensuite with a skylight that floods the bathroom with natural light, providing both privacy and is conveniently accessible for guests. High ceilings define the walkout basement at 12-ft with a finished height of 9-ft. It features in-floor heating, a media lounge, gym, and wet bar. The large bedroom, complete with an ensuite, includes a steam shower and a rainwater nozzle. The shatterproof windows not only provide security, but also energy efficiency. The boiler system efficiently services both forced air, and in-floor heating to ensure year-round comfort. Outdoor entertaining has never been easier with a 900 sq. ft. cedar deck and an 800 sq. ft. exposed aggregate patio, both with natural gas lines—ideal for entertaining. The tandem garage is heated, has epoxy floors, and features a built-in car wash area. In addition to all of that, the tastefully manicured and fenced yard includes mature trees that create a natural canopy and frame the stunning skyline; all the while providing privacy from neighboring properties. Convenient rear lane access offers the potential for a detached...

4pc Bathroom 13.58 Ft x 12.75 Ft
 Media 6.25 Ft x 2.00 Ft
 Bedroom 13.00 Ft x 11.33 Ft
 Cold room 5.33 Ft x 18.83 Ft
 Cold room 15.75 Ft x 14.00 Ft
 Dining room 11.17 Ft x 12.33 Ft

Furnace 11.50 Ft x 9.50 Ft
 3pc Bathroom 11.83 Ft x 5.08 Ft
 4pc Bathroom 13.92 Ft x 10.08 Ft
 Bedroom 11.83 Ft x 10.08 Ft
 Dining room 8.17 Ft x 10.08 Ft
 Foyer 4.25 Ft x 4.08 Ft

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Exercise room 11.67 Ft x 12.33 Ft

Recreational, Games room 14.17 Ft x 30.17 Ft

Steam room 8.50 Ft x 3.33 Ft

Storage 4.58 Ft x 5.67 Ft

Kitchen 18.83 Ft x 12.42 Ft

Laundry room 7.75 Ft x 6.67 Ft

Living room 14.75 Ft x 19.42 Ft