



## 53 Cardiff Drive Calgary Alberta

\$1,399,900

Welcome to 53 Cardiff Drive NW - a big, bright, and beautiful home in the heart of Cambrian Heights, backing directly onto a peaceful park. Built in 2010, this home offers over 3,000 square feet of thoughtfully designed living space with stunning views of mature trees, giving the feeling of living in a private urban treehouse. The front living room is bathed in natural light from floor-to-ceiling windows and opens seamlessly onto a sunny balcony, perfect for morning coffee or quiet evenings. A three-way fireplace creates a warm ambiance between the living room and the large kitchen, which features a granite island and an abundance of cabinetry. Also on the main floor, you'll find a spacious office, powder room, and convenient laundry area. Upstairs, the primary suite is a true retreat featuring its own balcony, a massive 5-piece ensuite with a soaker tub facing a double-sided fireplace, steam sauna shower, double vanities, and a large walk-in closet. A second bedroom with an attached full bathroom and a bright bonus area (easily convertible to a third bedroom) complete the upper level. The walkout basement offers access to the heated double attached garage and includes a secondary family room, additional bedroom, and full bathroom. The outdoor spaces are truly exceptional. The beautifully landscaped back yard features low-maintenance artificial grass, a pergola with a Roman shade, a gas-plumbed fire bowl, a water feature, and thoughtfully curated gardens - the perfect space for entertaining or relaxing in your own urban oasis... A separate side patio adds another peaceful corner to enjoy. This home is equipped with a brand-new boiler system for in-floor heating to all bathrooms, the lower family room, entry hall, and garage. Additional recent upgrades include a new furnace, hot water on demand (no hot water tank, so you'll never run out), central A/C, and built-in ...

4pc Bathroom 8.00 Ft x 5.00 Ft

Bedroom 12.17 Ft x 9.42 Ft

Recreational, Games room 18.00 Ft x 12.25 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Dining room 16.83 Ft x 9.50 Ft

Foyer 8.50 Ft x 7.83 Ft

Living room 21.08 Ft x 18.83 Ft

Bedroom 11.25 Ft x 9.58 Ft

4pc Bathroom 8.58 Ft x 7.83 Ft

5pc Bathroom 16.75 Ft x 15.58 Ft

Bedroom 12.50 Ft x 16.17 Ft

Family room 14.50 Ft x 10.33 Ft

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Listing Presented By:



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Kitchen

17.75 Ft x 13.25 Ft

Laundry room

6.92 Ft x 9.75 Ft

Primary Bedroom

15.42 Ft x 17.17 Ft

Other

16.67 Ft x 9.67 Ft