



91 Coleridge Road Calgary Alberta

\$799,000

Welcome to 91 Coleridge Road NW, a lovingly maintained bungalow with over 2500 SqFt of living space (1370 SqFt on main). Filled with natural light throughout, this 4 bedroom home boasts a unique floor plan ideally suited for both family living and entertaining! Each of the rooms are generously proportioned. The welcoming front Foyer is spacious & has a coat closet. The Living Room is large and bright with gleaming hardwood floors and a Bay Window. The Family Room, Dining Area & Kitchen are open and flooded with natural light from the expansive SW windows and two skylights. The Family Room boasts a wood burning fireplace (with Gas log-light) for cozy winter evenings and newer sliding doors for direct access to the sun drenched deck. There are 2 spacious bedrooms on the main floor and a 4 pc Bathroom. The sizeable lower level is fully developed with two additional bedrooms, dedicated storage, a 3pc bathroom, and a large family room - perfect for movie nights. There's even an office and a laundry room. Outside you have your own private oasis in the sunny south-west backyard, featuring multiple seating areas - a deck for entertaining or relaxing (with a gas line for a BBQ), a lower patio perfect for larger gatherings or firepit area, and a sundeck for enjoying a coffee or a cocktail. The yard has been lovingly cultivated, with mature perennials and a raised garden bed for growing vegetables or flowers, and a there is large custom built shed for all your gardening tools or bike storage. The double detached garage is accessed from the extra wide alley. Cambrian Heights is a friendly community, close to both Confederation Park and Nose Hill Park and the Calgary Pathway System, Playgrounds, Schools, Shops & Restaurants, Confederation Golf Course & Cross Country Ski trails in the winter, and just a short walk to off-leash dog parks. There's also ea...

3pc Bathroom 4.75 Ft x 11.50 Ft

Bedroom 9.25 Ft x 11.67 Ft

Bedroom 13.75 Ft x 10.25 Ft

Laundry room 8.42 Ft x 11.50 Ft

Office 9.08 Ft x 9.67 Ft

Recreational, Games room 26.25 Ft x 14.08 Ft

Bedroom 12.33 Ft x 11.92 Ft

Breakfast 10.50 Ft x 9.42 Ft

Dining room 14.92 Ft x 14.83 Ft

Family room 116.00 Ft x 13.50 Ft

Foyer 6.33 Ft x 7.00 Ft

Kitchen 12.25 Ft x 10.33 Ft

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

Listing Presented By:



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Storage 12.83 Ft x 10.17 Ft
Furnace 10.83 Ft x 8.00 Ft
4pc Bathroom 7.67 Ft x 7.50 Ft

Living room 14.75 Ft x 14.75 Ft
Primary Bedroom 13.33 Ft x 11.08 Ft