



## 27 Cornwallis Drive Calgary Alberta

\$1,235,000

Welcome to this stunning, newer five-level split home in the desirable community of Cambrian Heights. Nestled on a gently sloping lot, the NE-facing frontage is beautifully framed by low-maintenance landscaping. Numerous windows flood the space with natural light! This craftsman-style residence features inviting stone walkways, lovely balustrades, and a welcoming veranda. As you enter the grand foyer, you'll be greeted by rich wood cabinetry, providing ample all-season storage for outerwear. Step into the expansive living room and gourmet kitchen, where you'll enjoy stunning skyline views and added privacy on this elevated level. The exceptional kitchen is designed for families, featuring extensive countertops, an in-island gas stove with a water tap, and bar seating for your guests, with views of the beautifully landscaped rear gardens. Your dining table is conveniently positioned between the kitchen and living room, with patio doors leading to the private side yard and BBQ area. This home includes three bedrooms and the potential for a private suite or expansive family room. One level-up guest bedroom offers privacy, spectacular views over the city to the north, a large walk-in closet, and easy access to a stunning four-piece bath with a tub and glass shower. The primary suite provides a lush retreat with a gas fireplace and windows overlooking the serene rear gardens, surrounded by mature trees for added privacy. This room is spacious enough for an office and cozy library, with ample space for a sofa for relaxing evenings. The bathroom is a must-see, featuring a slipper tub, a large glass and tile shower, double sinks and thoughtfully planned storage. The laundry area is conveniently located in the walk-in closet. A charming secondary bedroom is also found on this floor, ideal for young children. A few steps down from the kitchen, you'll discover a bright entr...

Other 12.83 Ft x 11.50 Ft

Exercise room 9.25 Ft x 19.33 Ft

Foyer 9.75 Ft x 13.58 Ft

Living room 17.17 Ft x 13.83 Ft

Dining room 22.25 Ft x 10.00 Ft

Kitchen 23.67 Ft x 12.33 Ft

Hall 5.58 Ft x 10.00 Ft

Primary Bedroom 27.33 Ft x 15.33 Ft

Hall 4.83 Ft x 10.83 Ft

Other 6.50 Ft x 10.83 Ft

5pc Bathroom 17.17 Ft x 12.25 Ft

Other 5.25 Ft x 4.08 Ft

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Listing Presented By:



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Hall	6.92 Ft x 6.50 Ft	Bedroom	9.75 Ft x 13.58 Ft
Bedroom	9.58 Ft x 15.08 Ft	Storage	12.25 Ft x 15.75 Ft
Other	6.50 Ft x 5.17 Ft	Other	27.33 Ft x 36.17 Ft
4pc Bathroom	13.25 Ft x 12.33 Ft		