



GRASSROOTS
REALTY GROUP

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35 Cornwallis Drive NW
Calgary, Alberta

MLS # A2348195



\$675,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,415 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	None	Utilities:	-
Features:	Beamed Ceilings, High Ceilings		

Inclusions: None

Welcome to a piece of Cambrian Heights history. Built in 1956 as the builder's show-home, this mid-century modern property has been cherished by the same owner since 1960. Sitting on a beautifully positioned lot, the home captivates with architectural lines, large windows, and an inviting front deck. Offering 1,414.56 sq. ft. above grade and 2,451.26 sq. ft. total, it is a rare find in a highly sought-after community. Stepping through the front entry, the home presents a wonderfully functional split layout. Progressing to the left, you are welcomed into a breathtaking living room defined by 11-foot vaulted ceilings, a panelled feature wall, and a matching ceiling beam. Original golden oak hardwood floors flow continuously through the living room, dining room, hallway, and upstairs bedrooms. Classic mid-century touches, such as the built-in planter and coat closet, are preserved. Massive triple-glazed Lux windows (installed in 2022) allow natural light to pour in. The living area transitions seamlessly into the dining room, and the adjacent kitchen provides an expansive footprint, offering a versatile canvas to easily build out the culinary dream space you have always envisioned. To the right of the main entry, a stunning sunroom addition has naturally become a true staple of the home. This versatile flex space is anchored by a cozy wood-burning fireplace, making it the perfect retreat. The room features magnificent north and south-facing tall windows, and a sliding door providing direct access to the expansive backyard. Just three steps up from the main floor, the upper level features three comfortably appointed bedrooms, including the primary suite, which share an updated three-piece main bathroom outfitted with a modern, fully tiled walk-in shower. The lower level extends your living space with a large family room perfect for relaxing or entertaining. It also

includes a half bathroom, a dedicated laundry room, and a massive storage room to easily accommodate all seasonal items. From this level, you have direct indoor access to the drive-under single attached garage, which has been upgraded with a premium rubberstone floor treatment. Stepping outside, the impressive lot provides an ideal blank canvas to design your ultimate backyard oasis. Whether you envision a vibrant garden, setting up the perfect patio for summer BBQs, or simply needing plenty of room for the kids to laugh and play, this generous outdoor space allows you to create it all. Crucial updates include a 100-amp electrical panel, replaced furnace and humidifier, and a roof redone and weather-proofed in 2016. Cambrian Heights delivers an unmatched lifestyle. Known for mature trees, quiet streets, and the school right down the road, it is incredibly family-friendly. You are perfectly positioned for quick access to downtown Calgary, just minutes from local green spaces like Confederation Park and Nose Hill Park.