

79 Connaught Drive NW  
Calgary, Alberta

MLS # A2189252



## \$925,000

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, See Remarks, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting		

**Inclusions:** na

This extensively remodeled 4-level split in the quiet, sought-after neighborhood of Cambrian Heights is the perfect inner-city family or executive home with over 1900 sq ft of total living space. The open-concept main floor features 9-ft ceilings, A/C, a striking stone fireplace with a 100-year-old reclaimed wood mantle, and built-in custom cabinetry. A recessed TV and surround sound system add to the home's high-end finishes. The spacious kitchen is a chef's dream, offering a Bosch appliance package, a large island with a second sink (ideal for entertaining), quartz countertops, and raised-panel maple cabinets in a sophisticated smokey grey. Upstairs, you'll find three generous bedrooms plus a den/office, each with custom closet storage. The beautifully appointed bathrooms include one with dual sinks and another with a stand-alone glass-enclosed shower. Outside, the massive west-facing yard is immaculately landscaped, with stunning perennial gardens that require minimal upkeep, leaving you more time to enjoy your private backyard oasis. From the deck, take in lovely views of the mountains while you entertain. This home also features a front drive and attached garage, plus it's within walking distance to public, Catholic, and Spanish-designated schools, as well as the Calgary Winter Club. With so many stunning details throughout, this home must be seen to be fully appreciated—BOOK A SHOWING THIS WEEKEND- WE'VE MADE ROOM FOR VIEWINGS!