

73 Cumberland Drive NW
Calgary, Alberta

MLS # A2267791



\$895,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	1958 (67 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Gar		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, See Remarks		
Inclusions:	N/A		

WE'RE BACK AND BETTER THAN EVER!!! NEW RETAINING WALL & SANITARY LINE!!! Tucked away on a massive, secluded pie-shaped lot, this remarkable home offers tranquility, space, and unforgettable outdoor living. The newly updated yard is both peaceful and private, while the upper deck takes full advantage of the lot's unique elevation, offering sweeping panoramic views through sleek glass railings and covered by a timber pergola with awning. Inside, the open-concept main level has rich hardwood and cork flooring, and features a spacious living room with a corner wood-burning fireplace (with gas log lighter) and elegant decorative ceilings. The large walk-through kitchen boasts granite counters, stainless steel appliances, a coffee/wine bar, and breakfast bar—flowing seamlessly into the dining room and out to the upper deck. The lower level impresses with soaring 10' ceilings, easy maintenance tile flooring, and flexible recreation and family room areas. With six bedrooms, this home offers incredible versatility for families, guests, or work/school from home. Entertain or relax on the walk-out patio complete with built-in swing set and terraced gardens. The outdoor living continues on the rooftop patio above the oversized double detached garage (24'x24')—perfect for a greenhouse, lounge, or play area. A second, extra-deep single garage (14'x24') is attached at the front of the home. With countless thoughtful upgrades and a perfect blend of character and modern function, this one-of-a-kind property is ready to impress.