

\$1,100,000 - 1636 Cayuga Drive Nw, Calgary

MLS® #A2087754

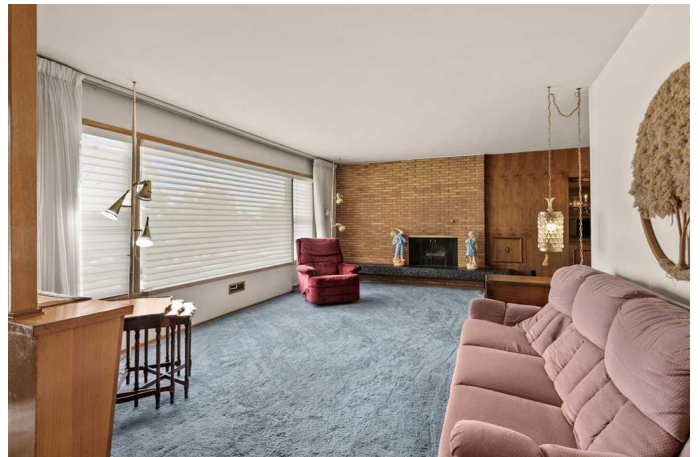
\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,789 sqft

Residential on 0.22 Acres

Collingwood, Calgary, Alberta

In the dynamic world of real estate, moments of true opportunity are rare, and Cayuga Drive NW stands as a testament to extraordinary potential. Nestled in the highly sought-after Foothills Estates of Calgary, this property is a radiant gem that calls out to discerning buyers, savvy investors, and visionary builders. With awe-inspiring views of Collingwood Park, the expansive valley, and the majestic mountains beyond, this property promises not only a residence, but a lifestyle steeped in convenience and prestige. The Promise of Luxury - Cayuga Drive NW transcends the ordinary and is awaiting the transformation into an unparalleled masterpiece of luxury. Whether you envision an exquisite family retreat or a bold statement of opulence, this property provides the solid foundation for your creative vision. With over 4,300 square feet of meticulously developed living space, the possibilities are as boundless as your imagination. Architectural Grandeur Awaits - As you step inside, you'll be greeted by soaring beamed and vaulted wood ceilings—an eloquent tribute to the craftsmanship that defines this home. Picture a grand entrance introducing a sunlit, open floor plan, crowned with a sweeping curved staircase. Envision a chef-inspired kitchen adorned with state-of-the-art appliances, custom cabinetry, and exquisite finishes that would make even the most accomplished culinary aficionado green with envy. Luxurious Living at Its Pinnacle — Imagine engaging



into working side by side with a professional architect and designer to create a home that exudes both comfort and style, setting the stage for the creation of cherished family memories. The owner's quarters will offer a personal sanctuary, complete with a private balcony where you can choose between panoramic views of Nose Hill Park, the vibrant heart of downtown Calgary, or the tranquil majesty of the Rocky Mountains. Imagine the possibility of crafting your own spa-inspired ensuite bathroom, complemented by a generously proportioned walk-in dressing room and closet. An Enchanting Outdoor Haven - Extend your living space outdoors to a sprawling, private backyard where serenity and the beauty of nature harmonize seamlessly. Here, you have the canvas to create a serene oasis and an outdoor sanctuary. Host gatherings, indulge in summer barbecues on a custom-designed patio, surrounded by meticulously manicured gardens. There's even ample space to accommodate a sparkling swimming pool if your vision includes such aquatic delights. Picture yourself basking in the sun by the pool, sharing moments of laughter and joy with cherished friends and family. The Opportunity of a Lifetime - Cayuga Drive NW transcends being just a property; it represents an opportunity waiting to be seized. Its prime location, untapped potential, and the breathtaking natural surroundings make it an irresistible prospect for investors, astute homebuyers, and visionary builders alike.

Built in 1961

Essential Information

MLS® #	A2087754
Price	\$1,100,000
Sold Price	\$950,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,789
Acres	0.22
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1636 Cayuga Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0N3

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Brick Facing, Family Room, Great Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Gentle Sloping, Interior Lot, No Neighbours Behind, Landscaped, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	November 10th, 2023
Days on Market	24
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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