



**GRASSROOTS**  
REALTY GROUP

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**1031 Cannock Place SW**  
**Calgary, Alberta**

**MLS # A2231800**



**\$819,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,001 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Chandelier, Closet Organizers, Granite Counters, See Remarks, Storage, Track Lighting		

**Inclusions:** n/a

New Price! WHAT A RARE FIND! Homes like this don't come up often &mdash; tucked away on a tranquil cul-de-sac with a mini park at your doorstep, this beautifully updated family home offers incredible charm and comfort in a truly unbeatable location. Step inside to discover a warm and inviting space filled with natural light, including a sun-drenched south-facing sunroom, 4 bedrooms, a bright living room, and a cozy family room with a wood-burning fireplace. The Brazilian cherry hardwood flooring throughout the main level adds richness and elegance, while the fresh interior paint gives the home a crisp, modern feel. The stylish kitchen features granite countertops, maple cabinets with crown molding, Italian glazed tile flooring, and brand-new stainless steel appliances including a gas range, microwave, and dishwasher. A large window overlooks your private, tree-lined backyard &mdash; perfect for peaceful mornings or weekend BBQs. Upstairs, you'll find new carpet and 2 full bathrooms with granite counter top and porcelain tile. The new LED lighting throughout the home enhances its bright, refreshed look. The newly replaced triple-pane, energy-efficient windows throughout the house offer superior insulation and noise reduction. The oversized 9ft-ceiling double garage has added power capacity, ideal for a workshop or hobby space. Additional updates over the past decade include new railing, newer shingles, furnace, and hot water tank. Located in the amenity-rich neighbourhood of Canyon Meadows, you're within walking distance to all levels of schools (K&ndash;12), and just minutes from Fish Creek Park, tennis courts, athletic fields, indoor pool, fitness centre, and two community centres. Enjoy easy access to LRT, public transit, shopping, restaurants, and Macleod Trail, with a quick commute to Downtown or Stoney Trail. Move-in ready and

extensively updated, this is the perfect opportunity to own a truly special home in one of Calgary’s most sought-after communities. Don’t miss it!