



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

832 Cannell Road SW
Calgary, Alberta

MLS # A2236442



\$769,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, On Street, Rear Drive		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot, Garden, Gazebo, Landscaped, Pie Shaped Lot, Private, Treed, U		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Recessed Lighting, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

4 BEDROOMS | INCREDIBLE YARD | ENERGY EFFICIENT | IMMACULATE | - **Open House Saturday July 5 from 1:00-4:00pm**
Welcome to 832 Cannell Road SW, located in the desirable Southwest community of Canyon Meadows. As you step inside this wonderfully maintained 4 bedroom, 2.5 bathroom home with 1720 square feet of total livable space, you'll be captivated by large east-facing windows that fill the space with natural light. Functionality is key with this well-designed floor plan optimizing space for the contemporary family living along with style and comfort. Featuring heated ceramic tile as well as hardwood flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The kitchen is a chef's paradise, featuring an abundance of counter space, cabinet space, and stainless-steel appliances, as well as access to the patio for outdoor grilling and entertaining in the incredible back yard. Outside you will find a meticulously maintained backyard with a spacious patio, garden, underground sprinklers, and Gazebo, perfect for relaxing or hosting outdoor gatherings. You can find comfort in the cooler months with heated tile floors in the kitchen and bathrooms, a high-efficiency furnace (2022) and triple pane windows. The basement has also recently been equipped with an egress window for future bedroom development. Don't miss out on this wonderful home, located on a quiet street within walking distance to Fish Creek Park all while having access to all essential amenities. This house won't stay on the market for long, schedule your private viewing today!