



GRASSROOTS
REALTY GROUP

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823 Cannell Road SW
Calgary, Alberta

MLS # A2239423



\$649,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Closet Organizers, Separate Entrance		

Inclusions: N/A

Your dream home is just a remodel away in Canyon Meadows. This charming bungalow has over 2335 sq ft of finished space and sits on a massive south facing and absolutely stunning lot backing onto green space. This is a rare opportunity to hand pick the meticulously maintained character elements you want to keep, then renovate to your heart's content. Manicured curb appeal invites you inside, where original details like parquet floors make a quaint statement as you move through the mudroom & shared with the single-attached garage & into the entryway. A gas fireplace in a brick hearth is the epitome of cozy in the living room, which also features an open flow into the dining area. Huge windows across both spaces look out to the peaceful, treed front yard. Classic design has the kitchen with its breakfast nook at the back of the home, and a mix of updates with earlier finishes gives the room cottage vibes and great functionality. The stove, oven, and dishwasher are all new. The primary bedroom is spacious and well-appointed with a modern layout that includes a full ensuite and a big closet. The main bathroom is generous, as are the secondary bedrooms; one of which would make an excellent office with patio doors leading to the deck. Downstairs, the finished basement could easily accommodate all your activities, with tons of room for your home theatre, gym, games table, and more. A wet bar makes this level prime for entertaining, and there is another office or den here, as well as a full bathroom. The hobby room or additional storage space adds even more possibilities, and the utility room includes a laundry area on this level. A newly upgraded electrical panel is a bonus. Whether you head outside through the side door or through the patio doors, your breath will catch when you glimpse the oversized, south-facing backyard

oasis. This yard alone is worth it; the lot is over 6000 sq. ft.! Sheltered by mature trees and edged with a variety of evergreen and flowering foliage, the deck and patio will easily be your favourite spots in the warm months. A huge stretch of lush lawn begs for kids and pets to play on it, and a gate opens directly onto the soccer field and Babbling Brook Park, which provides lovely walking paths throughout the area. Another added bonus, deer are frequent visitors to this street and can be observed all year round! Schools and local shops are within walking distance. Bow Tie Pizza is a resident favourite and Canyon Meadows golf course and the Shaw Charity Classic! You can even walk to Fish Creek Provincial Park for hours of hiking and mountain biking fun. In just minutes, you can access the plethora of amenities along Macleod Trail, and commuters will love the quick and easy drive to downtown, or walk through the park to the Canyon Meadows LRT station to and leave the car at home. Other primary routes, like Anderson Road, connect this south-central community easily to the rest of the city. See this one today!