



GRASSROOTS
REALTY GROUP

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111 Canata Close SW
Calgary, Alberta

MLS # A2246611



\$819,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Gentle Sloping, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: N/A

Canata Close! One of the quietest and stunning blocks to live on in Canyon Meadows. This 2300 Sq/Ft two storey is ripe for a reno! Could easily be opened up on the main floor for open concept still leaving a big family room with fireplace to spend time together in. Upstairs is a FIVE bedroom level all of decent size including the Master with walk-in closet and 4pc ensuite. Downstairs has a wood burning fireplace and lots of room to entertain. the Backyard is full of towering healthy blue and white spruce and does have a paved back lane. The Home is a block off Elbow to head downtown and minutes from new Stoney west to head out of town. Endless possibilities to create a beautiful home to rise a family in! Enjoy.