



GRASSROOTS
REALTY GROUP

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12031 Candiatic Road SW
Calgary, Alberta

MLS # A2257439



\$595,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, On Street, Re		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Garden, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Refrigerator Downstairs

OPEN HOUSE SUNDAY 21 12:00-2:00Fantastic location on a highly desirable street! Welcome to your dream opportunity in Canyon Meadows, where charm meets limitless potential in this delightful 3-bedroom bungalow offering over 2,100 square feet of inviting living space. Perfect for first-time homebuyers, growing families, savvy investors, and enthusiastic renovators, this home truly has something for everyone. Step inside to a traditional layout that exudes warmth and comfort. The updated kitchen, featuring new countertops, sink, and appliances, is ready for your culinary adventures. The kitchen flows seamlessly into the dining and living rooms, complete with a cozy wood burning fireplace—perfect for both relaxing evenings and lively gatherings. The spacious primary bedroom with a convenient 2-piece ensuite promises restful nights, while two additional large bedrooms provide plenty of room for family or guests. A well-maintained 4-piece bathroom completes the main floor. Downstairs, discover a versatile basement with the potential for an extra bedroom, as well as recreation and family room—ideal for entertaining or quiet retreats. The basement also includes a 3-piece bath, laundry, storage, and a cold room. With its separate entry, the lower level offers exciting possibilities. Outdoors, the private lot and sunny backyard create a haven for barbecues, gardening, or peaceful moments in nature. The yard is fully fenced, with great garden potential, a shed, and the comfort of a Sunsetter motorized awning. The oversized double detached garage with dual doors provides plenty of room for vehicles and additional storage. Recent updates include a new furnace (2023), hot water tank (2023), garage roof (2020), house roof (2015), central air conditioning, water filtration system, water softener, and updated electrical panel (2009). This

home is close to shopping, the C-Train and transit, top schools, and lush parks—including the sprawling Fish Creek Park. Whether you’re a nature lover or a convenience-driven commuter, this location has it all. This unique property is a canvas waiting for your personal touch. Don’t just dream about the perfect home—make it a reality.