



GRASSROOTS
REALTY GROUP

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1044 Cannock Place SW
Calgary, Alberta

MLS # A2264108



\$640,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,293 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

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

Inclusions: Window blinds

Highly desirable Tudor style bilevel home in a fantastic cul-de-sac location with island green space in Canyon Meadows. Welcome to this charming updated home featuring 4 bedrooms, 2.5 bathrooms, gorgeous West back yard, RV parking, double garage, mature landscape on an large 6899 square foot lot. This home has had all the important upgrades completed in the last 10 years. Air Conditioning (2023), Electrical panel upgraded & relocated, East gate for RV parking, North fence, sod and gravel (2022), Furnace, back door steps/landing, aggregate poured patio & walkways front & back, garage overhead door, 3 toilets and West fence (2021), 13 new windows with basement egress except one (2015-2020), Hot Water tank (2019), paint (2018) and prior owners replaced roof shingles on the house & garage, the copper wiring, the water pipes, carpet & trim (2008- 2015). The main level features a bright kitchen with teak cabinets, Corian counters, built in sub zero fridge, adjacent formal dining room, main level laundry, two bedrooms and two full bathrooms. Two of the bedrooms are currently one large bedroom but can be converted back to two bedrooms easily - making it a three bedrooms on the main level. The basement offers a retro style retreat with sit down bar, recreation room with electric fireplace, many built ins for storage, two more bedrooms, a den with a small window, a storage room which was previously the laundry room and a separate utility/furnace room with newer upgraded electrical panel that can accommodate an EV charger in the garage. A gorgeous back yard oasis with mature trees, shrubs and large aggregate patio area that awaits your outdoor enjoyment. A solid meticulously maintained home in a quiet cul-de-sac location with greenspace view, walking distance to elementary schools, junior & high school close by, a strip mall, bus stop, LRT station

and major routes for easy commute around the City. This idyllic home awaits a new family offering peace, relaxation, functional spaces, recreation with a connection to nature in Fish Creek park in Canyon Meadows - one of the most desirable neighbourhoods in Calgary. Don't miss this fantastic opportunity!