



**GRASSROOTS**  
REALTY GROUP

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**12519 Cannington Way SW**  
**Calgary, Alberta**

**MLS # A2272554**



**\$699,900**

|                  |                                                                                 |               |                   |
|------------------|---------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                               |               |                   |
| <b>Style:</b>    | Bungalow                                                                        |               |                   |
| <b>Size:</b>     | 1,350 sq.ft.                                                                    | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 3                                                                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Enclosed |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Level, Other, Private, Rectangular     |               |                   |

|                    |                                                                                                                                                                    |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Forced Air                                                                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank                                                                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Dry Bar, High Ceilings, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows |                   |      |

**Inclusions:** All TV Mounts, 2X Freezers in Laundry Room, Backyard Shed, Natural Gas Garage Heater, Hot Tub in Basement (As-Is), In-Ground Sprinkler System, Security System w/ 6 Cameras (Unmonitored)

WOW! Situated on an immaculate 58' x 110' lot in an incredible location directly across from Babbling Brook Park, this former showhome is truly one-of-a-kind! Offering 3 bedrooms + den, and 2.5 bathrooms in 2,265 sq. ft. of fully developed living space, the home exudes pride of ownership! Thoughtful upgrades/updates at every turn here, including: vinyl windows (2022, main floor), furnace (2021), hot water tank (2022), asphalt shingles (2013), kitchen skylights (2017), attic insulation (2011), water softener system, stucco exterior (1999), new vinyl plank/tile flooring, some newer appliances, a wood-burning fireplace (with gas assist) and soaring vaulted ceilings. Outside, you will find a private, fully fenced, west-facing backyard that is a true sanctuary, featuring an expansive covered/enclosed patio with gas BBQ hookup and large storage shed. The front and back yard have been meticulously landscaped to include raised garden beds and an in-ground sprinkler system. The heated, oversized double garage is equipped with 220V wiring and is accessible via the rubber-paved driveway (brand new rubber paving completed in summer 2025). Close to all amenities, this mint-condition property is a rare find&mdash;don't miss out on this exceptional opportunity. Call today!