



**15, 999 Canyon Meadows Drive SW
Calgary, Alberta**

MLS # A2280609



\$389,900

Division: Canyon Meadows

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,119 sq.ft. **Age:** 1976 (50 yrs old)

Beds: 3 **Baths:** 1

Garage: Assigned, Plug-In, Stall

Lot Size: -

Lot Feat: Other

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 433

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: M-C1 d100

Foundation: Poured Concrete

Utilities: -

Features: Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Wood Counters

Inclusions: None

What a beauty! Perfect location on the back side of the complex in a quiet corner, steps away from Fish Creek Park! Go for long walks immersed in nature along paved pathways! This complex is incredibly well managed with strong reserve fund & low monthly condo fees that even include water & gas! The unit has been beautifully updated featuring modern design touches. Gleaming oak hardwood floors, newer windows & hot water tank. Re-designed kitchen features Black Walnut butcher block counter tops, loads of white cabinets & new appliances. Check out the induction stove! Enjoy your breakfast at the dining nook overlooking the beautiful back yard & watch the squirrels playing in the mature trees behind! 3 bedrooms & a fully updated bathroom upstairs. The Primary bedroom has room for a full furniture suite, features a large closet & nook area perfect for a computer or makeup desk. More space awaits you in the basement where the laundry machines & mechanicals are located. Look for the "secret door" that leads to a whimsical room professionally painted by a movie set designer. The yard has been transformed into a private oasis in nature. Enjoy low maintenance vinyl decking & stone bordered raised gardens! Walk out the back gate directly to your parking space. You will love getting to know the friendly, quiet, long term neighbours.