



GRASSROOTS
REALTY GROUP

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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.