



**12028 Canfield Road SW
Calgary, Alberta**

MLS # A2300272



\$674,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Door		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, No Back Lane, No Neighbours Behind, Rectangular Lot, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Quartz Counters, Steam Room, Wet Bar		

Inclusions: Storage Shed, Garage Shelving

Imagine a huge lot designed for both indoor and outdoor living, located in the neighborhood you want your kids to grow up in. Close to Fish Creek Park, schools, community centers and all the other amenities. This home is built for real family life, featuring three bedrooms on the main level—including a primary suite with its own private half-bath—and a fourth bedroom downstairs. The main floor is bright and open with a massive living area, while the lower level features a cozy fireplace, another huge living space, wet bar and a "secret office". The 9000+SF lot means your playset and storage shed are features that don't consume your entire space. Healthy trees, and a large deck equipped with a gas line for your BBQ and a fire pit for summer nights under the stars. Your double oversized heated garage with 70 amp 240V sub panel provides year-round room your workshop, hobbies, toys, or simply the luxury of stepping into a warm car all winter long. You're getting a home that is fully move-in ready with thoughtful upgrades that maintain its character. With central A/C, a new roof on both the house and garage, a water softener, central vac, and a kitchen updated with quartz counters and new granite sink, big ticket boxes are already checked. The basement bathroom even features a steam shower to help you unwind at the end of the day. This home is warm, inviting, functional and move in ready. A fantastic opportunity to build future equity as your family grows. Directly across from a green space where neighborhood kids gather to play, this is a standout for value and lifestyle.