



**948 Canaveral Crescent SW
Calgary, Alberta**

MLS # A2301156



\$785,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: None

Welcome to this immaculate bungalow located in the sought after community of Canyon Meadows! The main floor features 3 good size bedrooms, full bathroom(heated floors), spacious living room, dining room and kitchen. A focal point of the home is the kitchen. The kitchen, which is open to the dining room, has been professionally designed and custom built with timeless finishes. Featuring black granite countertops, glass tiled backsplash, custom shaker cabinets that extend to the ceiling, under cabinet LED lighting, appliance garage and a moveable kitchen island. Engineered Hardwood flooring throughout the main floor except for the 3 bedrooms(carpet) and the bathroom(stone tile). Downstairs development includes a huge family room with gas fireplace, bedroom, 3 piece bathroom and generous storage/utility areas. The sun drenched backyard is a gardener's delight and also features 2 large deck areas. A double detached garage and large shed complete the backyard. At the end of the street is the community centre. There are 4 schools in Canyon Meadows as well as the Pool and Aquatic Centre. Located close to Southcentre Shopping Mall as well as other major shopping and to the south of Canyon Meadows is the Fish Creek Provincial Park.