



**1012 Cannock Road SW
Calgary, Alberta**

MLS # A2143761



\$669,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,095 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Pie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Shed in side yard

Ever walk into a home and know it's been lovingly maintained and all the little important things have been meticulously updated? This home enjoys that same distinction. Having been in the family for 42 years there are a lot of memories from the kids of running down the halls laughing, to walking to school a block away, to playing with friends in the green space behind. This 4 bed 2 bath family home with a massive garage, manicured landscaping, private yard, location close to schools and shopping, is the quintessential family home and is ready to help make new memories of babies born, first steps, scraped knees from riding bikes, first day of school, first dates, first driving, and many more firsts to come. Add this home as your first stop on your showing tour as once you see it, you won't see the rest. Talk to your favorite realtor to book a showing before this one is gone and those first memories with it.