



**12015 Canaveral Road SW
Calgary, Alberta**

MLS # A2159775



\$797,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,363 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Few Trees, Street Lighting, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: N/A

***** FULLY RENOVATED *** SUPERIOR QUALITY*** WELCOME TO CANYON MEADOWS!** This property has a total of 4 bedrooms, 3 full bathrooms and over 1,350 SQFT on the main level plus a fully developed basement! The main floor has 3 good size bedrooms, 2 full bathrooms including a full master ensuite. Luxury plank, corked-back flooring, custom built kitchen, huge island w/drawers, tons of extra storage, under cabinet lighting and high-end stainless steel appliances. Big bright windows that let in tons of natural sunlight! The lower level has another bedroom, full bathroom, family room and big windows! **NEW FURNACE, HOT WATER TANK AND AIR CONDITIONING!** Over sized double car garage. Massive 6,856 SQFT PRIVATE LOT! Amazing and quiet location, close to schools, parks, shops and public transit. Call and schedule your showing today!