



**1036 Cannock Place SW
Calgary, Alberta**

MLS # A2176806



\$850,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,659 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

A Rare Find at 1036 Cannock Place SW in Canyon Meadows! This beloved home has only been on the market once in 37 years and might not become available again for decades. Located on a peaceful, tree-lined street in the highly sought-after Canyon Meadows, this 4-bedroom bungalow was built in 1969 and has been meticulously cared for by the same owner since 1987. Recent updates include a brand-new furnace (Aug 2023), recently serviced (Aug 2024), a water heater (July 2019), shingles installed 10-15 years ago, and fresh exterior paint just last year. The spacious kitchen, renovated with new appliances and flooring three years ago, makes cooking a joy, and the \$30,000 front landscaping project ensures stunning curb appeal. Inside, the cozy living room is anchored by a gas fireplace with a circulating fan (5 years old), perfect for relaxing. Enjoy the convenience of two built-in vacuum systems and the added security of a transferable alarm system. The main level is well-designed for comfortable living, featuring a primary bedroom with its own private 4-piece ensuite, plus versatile additional bedrooms that are ideal for family, guests, or home office space. The fully finished basement stands out, providing ample room for family movie nights or game days in the large recreation area, an office, a den, generous storage, and a dedicated laundry room. Outside, a west-facing backyard awaits for summer gatherings, complete with a BBQ deck just off the dining room. The property also features a private front patio, a detached double car garage with convenient paved back-alley access, and green space across the street for an open, tranquil feel—a rarity in city living. Homes like this do not come along often and attract lots of interest when they do! Schedule your viewing today and discover the perfect blend of modern comfort, classic style, and community

charm that 1036 Cannock Place SW and Canyon Meadows has to offer!