



**356 Cannington Place SW
Calgary, Alberta**

MLS # A2297205



\$899,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to an exceptional offering in the highly sought-after community of Canyon Meadows. Ideally situated on a quiet street and backing onto a serene green space, this impressive two-storey residence offers over 2,900 sq ft of beautifully developed living space and a rare sense of privacy with no rear neighbours. Thoughtfully designed for both everyday living and refined entertaining, this home features 5 spacious bedrooms and 3.5 bathrooms. The main level showcases an elegant open-concept layout, highlighted by a well-appointed kitchen, formal dining room, and expansive family room with a cozy fireplace. A sun-filled living room with oversized windows creates a warm and inviting atmosphere throughout. The functional laundry room is enhanced with built-in cabinetry and convenient side access to the yard. Upstairs, the generous primary retreat offers a beautifully renovated 3-piece ensuite, while two additional bedrooms share a tastefully updated 5-piece bathroom—perfect for family living. The newly renovated, fully developed lower level elevates the home even further, featuring a large recreation room, two additional bedrooms, and a stylish 4-piece bathroom—ideal for guests or multi-generational living. Set on a mature, landscaped lot, the outdoor space is equally impressive, complete with an oversized attached double garage, new poured concrete side yards, and patio stone detailing. Backing directly onto a peaceful park, this property offers a tranquil setting with uninterrupted views and exceptional privacy. Perfectly positioned near top-rated schools, parks, pathways, shopping, and transit, this distinguished home combines timeless comfort with an unbeatable location—an outstanding opportunity for the discerning buyer.