



**955 Cannock Road SW  
Calgary, Alberta**

**MLS # A2300205**



**\$1,099,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this STUNNING 3,650 SQ FT (DEVELOPED SPACE) 6 BEDROOM, 4 level split in the highly sought after community of Canyon Meadows. Extensively renovated with high quality finishes throughout, this home offers the perfect blend of space, functionality and upscale design. The bright, sun filled main floor showcases a WIDE OPEN LAYOUT with a spectacular kitchen featuring high end appliances including a double fridge/freezer, 6 burner gas cooktop, quartz countertops with a striking waterfall island and an exceptional amount of custom cabinetry rarely found even in much larger homes. The expansive dining area comfortably accommodates a 10 - 14 person table and the impressive family room boasts soaring 13' vaulted ceilings, creating a grand yet inviting space. Upstairs, the king sized primary retreat provides ample space for a private sitting area and is complimented by a beautifully renovated ensuite. The main bathroom has also been professionally updated with quality finishes. The lower level features a warm and inviting family room with a fireplace feature wall, custom cabinetry and built-in bookshelves - perfect for relaxing evenings. There is also a 4th bedroom and a thoughtfully designed mudroom/laundry room with extensive built-ins. The basement has a flex room/workout room, two bedrooms and abundant storage with an oversized 8' x 24' storage room ensuring everything has its place. Step outside to a beautifully landscaped backyard oasis complete with custom decking, a sunken patio, a gazebo and mature trees - ideal for outdoor living and entertaining. As an added bonus, ALL OF THE WINDOWS HAVE BEEN REPLACED and the insulated/drywalled oversized 24' x 26' garage is roughed in for gas heat. Located within walking distance to all levels of schools and just

minutes to Calgary's amazing Fish Creek Park as well as the C-Train, this exceptional home offers both convenience and lifestyle.