



GRASSROOTS

REALTY GROUP

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**7 Canna Bay SW
Calgary, Alberta**

MLS # A2309038



\$500,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,313 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Tucked away on a quiet cul-de-sac in the highly desirable community of Canyon Meadows, this spacious bungalow offers an incredible opportunity in an unbeatable location. Just steps from schools, parks, and green spaces, this well maintained home combines a functional layout, generous living spaces, and the chance to make it your own in one of Calgary's most established neighbourhoods. A large front porch creates the perfect spot to enjoy your morning coffee or unwind at the end of the day. Inside, the main floor features a spacious family room with a cozy wood burning fireplace that flows seamlessly into the dining area, creating a warm and functional layout for everyday living and entertaining. The kitchen offers a great layout and workspace, highlighted by a large window overlooking the backyard. The main level includes three generously sized bedrooms, including a primary bedroom complete with its own ensuite and dual closets. The additional 2 bedrooms offer plenty of space for family, guests, or a home office and there is another full bathroom. The downstairs has a lot of potential with a large recreation room, an additional bedroom, and plenty of laundry and storage space. Outside, the private backyard provides ample room to enjoy the outdoors and is complemented by a double detached garage. With its desirable bungalow floor plan and unbeatable location, this home presents a fantastic opportunity to personalize a property in a mature, amenity rich community.