



GRASSROOTS
REALTY GROUP

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740 Canfield Place SW
Calgary, Alberta

MLS # A2309607



\$729,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,608 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Lawn, Pie Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Central Vacuum, No Smoking Home, Vinyl Windows		

Inclusions: Basement Refrigerator

Nestled on a quiet cul-de-sac in a sought-after community, this bright and sunny bungalow offers comfortable living, thoughtful updates, and an exceptional outdoor space. Situated on a huge west-facing pie-shaped lot, this spacious single-family home is surrounded by mature landscaping, colourful perennials, and multiple outdoor living areas designed to be enjoyed throughout the seasons. The main level features 3 bedrooms, including a primary retreat with its own 3-piece ensuite, plus a full 4-piece main bathroom. Large windows fill the home with natural light, creating a warm and welcoming atmosphere throughout. The fully developed basement adds incredible flexibility with a spacious recreation room featuring a cozy wood stove, a bonus room, and future potential with a roughed-in bathroom and bedroom area—ideal for expanding living space to suit your needs. Major updates provide peace of mind, including new windows (2024), furnace and hot water tank (2024), plus radon mitigation completed in 2026. Outside, the impressive west-facing yard offers a patio, garden shed, raised garden beds, side yard access, and beautifully established perennial gardens—perfect for gardeners, entertainers, or anyone who appreciates outdoor space. Completing the property is an oversized garage with dedicated workshop space and separate exterior-access storage. Located in a quiet, established neighbourhood close to transit, schools, parks, and everyday amenities, this is a wonderful opportunity to own a lovingly maintained home in a truly great community.