



GRASSROOTS
REALTY GROUP

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**308 Cannington Place SW
Calgary, Alberta**

MLS # A2311383



\$739,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,471 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: Refrigerator in basement, deep freeze in basement

Looking for a Bungalow, 1471 sq ft, 34bedrooms and 3 full baths, with a huge basement fully developed. Tucked away in a desirable cul-de-sac just steps from Babbling Brook Park, this home offers the perfect combination of comfort, space, and location. Filled with lots of natural light, with the skylight in the main floor family room. The main floor features hardwood flooring, a stunning family room with skylight and cozy fireplace, and a beautiful updated kitchen, stainless steel appliances, a island that seats 4. The spacious primary retreat includes a walk-in closet and updated 5-piece ensuite, while two additional generously sized bedrooms with newer windows and a 4-piece bathroom complete the main level. The fully developed lower level is the perfect place to relax have movie night, with family and friends, featuring a 2nd beautiful fireplace, excellent storage space, an additional bedroom, and a 3-piece bathroom ideal for guests or teenagers. Outside, the west-facing backyard is a true private oasis situated on an impressive 7,728 sq. ft. lot. Enjoy summer evenings on the large deck under the cozy pergola, unwind around the firepit, or spend time in the oversized double detached garage with oversized 9 foot door with ceiling height of 12 ft. Garage also features 220 wiring and a gas heater creating the ultimate workshop! Additional updates and features include air conditioning, hot water tank (2021), furnace circuit board replacement (2024), and freshly painted main floor rooms. Ideally located close to the C-Train station, schools, shopping, amenities, and with convenient access to Fish Creek Provincial Park. A fantastic opportunity to own a wonderful home in one of Calgary's most established communities!