



12223 Canfield Road SW
Calgary, Alberta

MLS # A2311428



\$599,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Granite Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Beautiful bungalow in the established community of Canyon Meadows, offering over 1,280 sqft. of thoughtfully updated living space on a large, quiet lot. Extensive renovations completed approximately in 2014/2015 include updated shingles, most windows, hardwood flooring, renovated bathrooms, and a stunning open-concept main floor designed for modern living. The spacious living and dining areas flow seamlessly into the impressive kitchen, featuring custom wood cabinetry, granite countertops, stainless steel appliances, and a convenient breakfast bar. The main level offers three well-sized bedrooms, including a bright primary retreat complete with its own 2-piece ensuite, along with a updated 4-piece main bathroom. The full unfinished basement offers large development potential for additional living space tailored to your needs. Outside, you'll find a large private yard shaded by mature trees, a large deck, a welcoming front porch and an insulated double garage with lane access. Additional features include central air conditioning. Ideally located close to shopping, public transit, schools, parks, and everyday amenities, this move-in-ready home combines modern updates, future potential, and a highly desirable southwest Calgary location.