



**12019 Canfield Green SW  
Calgary, Alberta**

**MLS # A2318307**



**\$684,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot		

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

**Inclusions:** N/A

OPEN HOUSE | Saturday June 27th 3:00-5:00pm | In real estate, location is everything—and it's hard to imagine a better setting for family life than this beautifully updated home in the heart of Canyon Meadows. Positioned across from a green space where kids can play and neighbours connect, and just minutes from Fish Creek Park, schools, transit, shopping, and recreation, this is the kind of location buyers wait for. ~ Behind its welcoming exterior lies a home that has undergone significant recent improvements, allowing the next owners to simply move in and enjoy. The centerpiece is a stunning CUSTOM-DESIGNED KITCHEN completed in 2021, featuring timeless white cabinetry, elegant QUARTZ COUNTERTOPS, stainless steel appliances, and a striking subway tile backsplash that brings both style and sophistication to the space. Thoughtfully designed with functionality in mind, the kitchen offers generous prep areas, abundant storage, and a seamless connection to the dining and living spaces. ~ Natural light fills the main level, where comfortable living spaces are designed for real family living. Gather around the wood-burning fireplace on cooler evenings or host family dinners in a layout that feels connected, practical, and inviting. Three bedrooms on the main floor provide excellent flexibility, while the beautifully renovated bathroom offers a touch of luxury with HEATED FLOORS, contemporary fixtures, and stylish finishes completed in 2025. ~ Downstairs, the fully finished lower level adds valuable living space that adapts to your needs. Whether it's a recreation room, media area, home office, guest accommodation, or teenager retreat, the layout offers room to grow and evolve with your family. A fourth bedroom, full bathroom, laundry area, and additional storage complete the lower level. ~ Step outside and discover one of the home's most enjoyable

features: an expansive WRAP-AROUND DECK that transforms the backyard into an extension of the living space. Designed for gathering, relaxing, and making the most of Calgary's warmer months, it's the perfect backdrop for everything from morning coffee to evening get-togethers with friends and family. ~ The impressive OVERSIZED DOUBLE GARAGE, newly built in 2025, offers far more than just parking. Fully insulated and powered, it's ideal for hobbyists, tradespeople, additional storage, or anyone who appreciates having extra space to work and organize. ~ Adding even more peace of mind, the home's windows and roof were replaced in 2015, while the major interior renovations ensure style and functionality are already in place. ~ Canyon Meadows continues to be one of Calgary's most beloved communities for good reason. Residents enjoy quick access to Fish Creek Provincial Park, the Canyon Meadows Aquatic & Fitness Centre, excellent schools, Southcentre Mall, LRT access, and countless amenities that make everyday life convenient.