



GRASSROOTS

REALTY GROUP

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**824 Canna Crescent SW
Calgary, Alberta**

MLS # A2318403



\$839,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: None

Discover this beautifully reimagined bungalow that blends timeless character with elevated modern design. Thoughtfully updated with a warm, refined palette and carefully selected finishes, this home stands apart from the ordinary. This home embraces a sophisticated and inviting aesthetic that feels both stylish and comfortable from the moment you enter. The bright and open main floor seamlessly connects the kitchen, dining area, and living room, creating an ideal setting for both everyday living and entertaining. At the heart of the home is a beautifully designed kitchen featuring a large kitchen island with quartz countertops intentionally free of sinks or cooktops, allowing the premium surface to shine as both a functional workspace and gathering place. Natural wood grain cabinetry adds warmth and contrast to the elegant off-white upper cabinets, while the farmhouse sink and backyard-facing window enhance both style and practicality. The spacious dining area flows effortlessly into the inviting living room, where a sleek electric fireplace, custom shelving with integrated lighting, and large windows create a welcoming atmosphere filled with natural light. The main level offers three bedrooms, including a private primary retreat complete with a walk-in closet and convenient 2-piece ensuite. Two additional bedrooms and a stylish 4-piece bathroom complete the upper level. Downstairs, the fully developed basement expands the living space with a large family room, games and entertainment area, and an impressive modern wet bar that rivals many upscale lounges. A generous fourth bedroom and contemporary 3-piece bathroom provide excellent flexibility for guests, teenagers, or multigenerational living. Step outside to enjoy the large, private backyard with mature trees, a concrete patio, and a cozy Rundle rock firepit area—perfect for relaxing evenings or

entertaining friends and family. Additional upgrades and features include central air conditioning, a new hot water tank, reverse osmosis water filtration system, vinyl windows and more. Located in the highly sought-after community of Canyon Meadows, this home offers exceptional access to nearby amenities and services. Families will appreciate proximity to schools like Canyon Meadows Elementary, St. Catherine School, Robert Warren School, and Dr. E.P. Scarlett High School. Outdoor enthusiasts can enjoy nearby Fish Creek Provincial Park, Babbling Brook Park, and Canyon Meadows Golf & Country Club, while recreation options include the Canyon Meadows Aquatic & Fitness Centre and Trico Centre for Family Wellness. Shopping and dining are conveniently close with Southcentre Mall, Willow Park Village, Avenida Food Hall, and numerous restaurants and cafes nearby. Commuters will love the easy access to Macleod Trail, Anderson Road, Stoney Trail, and the short walk to Canyon Meadows LRT Station for convenient downtown access.