



12212 Canfield Road SW
Calgary, Alberta

MLS # A2322188



\$619,999

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	On Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to this beautifully maintained home, where comfort, style, and outdoor living come together perfectly. Offering three generously sized bedrooms, including a spacious primary retreat with its own updated 2-piece ensuite, this home is truly move-in ready. The renovated kitchen features crisp white cabinetry, granite countertops, a stylish backsplash, black stainless steel appliances, and a large window overlooking the backyard, allowing you to enjoy the view while preparing meals. The bright and inviting main level also offers an open-concept living and dining area highlighted by gleaming hardwood flooring and a cozy wood-burning fireplace, creating the perfect setting for both everyday living and entertaining. Downstairs, the expansive lower level provides exceptional flexibility with a large recreation room, a second fireplace, space for a home office, abundant storage, laundry area, and additional undeveloped space with potential for a future bedroom or customized living area. What truly sets this property apart is the incredible south-facing backyard. Bathed in sunlight throughout the day, this private outdoor oasis has been beautifully maintained and thoughtfully designed for relaxation and entertaining. Whether you're enjoying your morning coffee, hosting summer gatherings on the patio, or simply unwinding in the peaceful surroundings, this yard is sure to become your favorite part of the home. The newer vinyl fencing enhances both privacy and aesthetics, while the oversized single garage and paved rear lane access add everyday convenience. Ideally situated within walking distance of schools, playgrounds, the community centre, skating rinks, shopping, restaurants, medical services, the LRT, and beautiful Fish Creek Park, this is a home that offers both an exceptional location and an exceptional lifestyle. Lovingly cared for and extensively

updated throughout, all that's left to do is move in and enjoy.