



**GRASSROOTS**  
REALTY GROUP

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824 Cannell Road SW  
Calgary, Alberta

MLS # A2329096



**\$909,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                       |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bungalow                             |               |                   |
| <b>Size:</b>     | 1,224 sq.ft.                         | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached               |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Interior Lot, See Remarks |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Brick, See Remarks, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to a truly one-of-a-kind home in the heart of Canyon Meadows. Beautifully reimagined from top to bottom with premium upgrades throughout, this fully renovated bungalow offers over 1,224 sq. ft. of thoughtfully designed living space, blending exceptional craftsmanship with modern comfort. Step inside to a bright, open-concept layout where every detail has been carefully considered. The stunning chef's kitchen features premium Bosch 800 Series appliances, under-cabinet lighting, ample cabinetry, and an effortless flow into the dining and living areas, anchored by a charming wood-burning fireplace. Complete with an integrated sound system throughout the home, the main living space creates the perfect atmosphere for entertaining or simply enjoying a quiet evening. The primary suite offers a true retreat, featuring an expansive flex space with his and hers closets, a striking brick feature wall, steam fireplace, incredible surround sound, and a beautifully renovated ensuite with heated floors. Step directly onto the back deck from your bedroom to enjoy your morning coffee or unwind in the hot tub after a long day. The main level is completed by a spacious second bedroom and full bathroom, while custom California Closets can be found throughout the home. The lower level is equally impressive, offering two additional bedrooms, a half bath, custom built-ins, bar area, and recreation room with endless possibilities. The impressive living experience continues outdoors. Featuring new front and rear patios, mature landscaping, a screened in outdoor lounge, hot tub, and wired for a future sound system, this outdoor oasis creates a seamless extension of the home and is perfect for enjoying every season. Whitewashed pine soffit lighting enhances the property, adding warmth and stunning curb appeal long after the sun goes down. The extensive

upgrades continue behind the scenes, providing both peace of mind and everyday convenience. Recent improvements include updated electrical, plumbing, windows, flooring, siding, attic insulation, hot water on demand, a water softener, central vacuum, and solar panels installed in 2024, improving energy efficiency while helping reduce utility costs. Situated on a quiet street in one of Calgary's most established communities with walking paths, schools, and Fish Creek Park just moments away, this stunning 4-bedroom, 3-bathroom home offers the rare combination of high-end, timeless luxury and the warmth of an inviting family home.