



GRASSROOTS
REALTY GROUP

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1320 116 Avenue SW
Calgary, Alberta

MLS # A2329830



\$920,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,973 sq.ft.	Age:	1973 (53 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Square Shaped Lot, Street Lighting, Treed		

Heating:	In Floor, Forced Air, Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

Extraordinary opportunity to live in the highly sought-after community of Canyon Meadows Estates! Ideally located close to shopping, schools, transit, Fish creek park, Canyon Meadows pool and major roadways. Vaulted ceilings with 4 bedrooms up, 1 bedroom on the main and one located in the illegal basement suite. Separate heating system for the upstairs and the basement which is heated by an in floor hydronic system. The side yard faces out to the access point for a community play park. The bright, open-concept main living area is warm and inviting, perfect for both entertaining and everyday living, with an abundance of natural light. The spacious primary bedroom features a 4-piece ensuite and a private deck. This exceptional home offers over 2,900 sq. ft. of fully developed living space. This home is truly a must-see, you won't be disappointed.