



GRASSROOTS
REALTY GROUP

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137, 999 Canyon Meadows Drive SW
Calgary, Alberta

MLS # A2334171



\$325,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	880 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbour		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 357
LLD:	-
Zoning:	M-C1 d100
Utilities:	-

Inclusions: n/a

OPEN HOUSE 2pm-4pm Saturday August 8th. Imagine starting your morning with a quiet coffee on your private deck, surrounded by lush greenery and picking fresh raspberries right from your own yard. Welcome to The Meadows, a peaceful, exceptionally managed sanctuary tucked away in desirable Canyon Meadows. Stepping inside, you are greeted by a bright, spacious living room that immediately feels like home, leading seamlessly into a functional kitchen with ample counter space that looks out over your fully fenced backyard, an ideal, low-maintenance haven for pet owners, weekend BBQs, and relaxing under the evening sky. Upstairs, you'll find two generously sized bedrooms with expansive closet space, a convenient linen closet, and a full 4-piece bath. The finished basement adds incredible versatility, perfect for a media room, home gym, or quiet office alongside the laundry area. Complete with an assigned parking stall just steps from your door, this home offers the ultimate blend of space and ease, all while sitting steps from Fish Creek Park, minutes from Canyon Meadows Golf and Country Club, a quick 12-minute walk to the LRT, and close to top schools like Robert Warren and Dr. E.P. Scarlett High School.