



GRASSROOTS
REALTY GROUP

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1032 Cannock Place SW
Calgary, Alberta

MLS # A2340513



\$879,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,616 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Recessed Lighting, Sauna, Storage		

Inclusions: Basement fridge, deep freezer in basement utility room, Built in BBQ, outdoor table and seating, 3 built in beds & dressers in the three upper bedrooms, security system including 3 cameras, screen/monitor and related components, TV wall mount in the lower level rec room, safe in the lower level closet, 3 wireless chime doorbells

Tucked away on a mature, quiet cul-de-sac in the heart of Canyon Meadows, this sprawling 1,616 sq. ft. bungalow is a unique opportunity. With four bedrooms on the main floor, a massive pie-shaped lot and approximately 1,500 additional sq. ft. of developed space downstairs, homes like this are increasingly hard to find. Lovingly owned and cared for by the same family for 50 years, this home is incredibly well maintained and reflects decades of pride of ownership. The curb appeal immediately sets the tone, with a wide bungalow profile, beautifully manicured lawn, mature trees and landscaping, a large front picture window and classic brick chimney. The home is finished in durable steel siding, adding to the low-maintenance appeal of this impressive property. Step inside to an inviting foyer that opens to a spacious great room featuring a wood-burning fireplace and plenty of room to gather. The adjoining dining area is finished with hardwood flooring, with hardwood also located beneath the carpeted areas throughout much of the main floor. The bright and spacious kitchen features solid wood cabinetry, stainless steel appliances and a built-in wall buffet, offering excellent storage and functionality. The main floor layout is exceptional, with a generous primary bedroom complete with a 3-piece ensuite, plus three additional good-sized bedrooms. Each of the secondary bedrooms has been thoughtfully designed with built-in double beds, storage drawers underneath and built-in dressers, maximizing every inch of space. A full 4-piece bathroom completes the main level. A large back entrance leads to the lower level, where you'll find approximately 1,500 sq. ft. of additional developed living space. The massive rec room with wet bar features a second wood-burning fireplace. This level also includes an office or hobby room, a fifth bedroom with a cedar closet (window does not

meet current egress requirements), a sauna with dual heaters, 3 piece bath, dedicated laundry area, large storage room, cold storage, utility room and workshop area. Step outside and discover your own private oasis. The expansive pie-shaped backyard offers plenty of space to entertain, garden and enjoy summer evenings. An outdoor wood-burning fireplace and built-in BBQ with brick surround create a fantastic gathering area. The home is equipped with dual furnaces with electronic air filters, and all three wood-burning fireplaces feature gas log lighters. Dedicated RV parking with a plug-in, paved back-alley access and an oversized 24' x 24' double garage finished in aluminum siding with additional upper storage add even more functionality. Located across from a green space, the home enjoys an open and peaceful setting while remaining within walking distance of elementary, junior high and high schools and close to everything the established community of Canyon Meadows has to offer. An exceptional opportunity for a buyer looking for space, location and a home that has been genuinely loved and cared for.