



GRASSROOTS
REALTY GROUP

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1336 116 Avenue SW
Calgary, Alberta

MLS # A2347482



\$949,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, No Back Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Tucked away on a quiet, tree-lined street with a playground and green space directly behind, this beautifully maintained home offers a rare combination of privacy, space and a fantastic family-friendly setting. With mature trees and no direct rear neighbours, you can enjoy the feeling of backing onto your own private park. The main floor has a warm, inviting layout with a dramatic wood-beamed living room, formal dining room, bright kitchen with pantry and a comfortable family room. A main-floor bedroom provides excellent flexibility for guests, a home office or family members wanting their own space. French doors lead to the large deck, making it easy to enjoy the peaceful backyard setting and entertain throughout the summer. Upstairs, the spacious primary bedroom features a walk-in closet and luxurious 5-piece ensuite, along with a second bedroom, a generous bonus room/den and another full bathroom. The bonus room offers great flexibility as a home office, playroom or additional bedroom if needed. The fully finished basement adds even more usable space with a large recreation/games room, additional bedroom, den, flex room and 2-piece bathroom. There is also plenty of storage and mechanical space. A double attached garage, main-floor laundry and dedicated mudroom make everyday living practical and organized. Recent updates include a tankless water heater (2023), eavestroughs, gutters and gutter guards (2024), and a new deck (2020). A home with plenty of room to grow, a thoughtful layout and a setting you simply don't find every day—quiet, surrounded by mature trees and backing directly onto green space and a playground.