

\$640,000 - 1044 Cannock Place Sw, Calgary

MLS® #A2264108

\$640,000

4 Bedroom, 3.00 Bathroom, 1,293 sqft

Single Family on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Highly desirable Tudor style bilevel home in a fantastic cul-de-sac location with island green space in Canyon Meadows. Welcome to this charming updated home featuring 4 bedrooms, 2.5 bathrooms, gorgeous West back yard, RV parking, double garage, mature landscape on an large 6899 square foot lot. This home has had all the important upgrades completed in the last 10 years. Air Conditioning (2023), Electrical panel upgraded & relocated, East gate for RV parking, North fence, sod and gravel (2022), Furnace, back door steps/landing, aggregate poured patio & walkways front & back, garage overhead door, 3 toilets and West fence (2021), 13 new windows with basement egress except one (2015-2020), Hot Water tank (2019), paint (2018) and prior owners replaced roof shingles on the house & garage, the copper wiring, the water pipes, carpet & trim (2008- 2015). The main level features a bright kitchen with teak cabinets, Corian counters, built in sub zero fridge, adjacent formal dining room, main level laundry, two bedrooms and two full bathrooms. Two of the bedrooms are currently one large bedroom but can be converted back to two bedrooms easily - making it a three bedrooms on the main level. The basement offers a retro style retreat with sit down bar, recreation room with electric fireplace, many built ins for storage, two more bedrooms, a den with a small window, a storage room which was previously the laundry room and a separate utility/furnace room with newer upgraded



electrical panel that can accommodate an EV charger in the garage. A gorgeous back yard oasis with mature trees, shrubs and large aggregate patio area that awaits your outdoor enjoyment. A solid meticulously maintained home in a quiet cul-de-sac location with greenspace view, walking distance to elementary schools, junior & high school close by, a strip mall, bus stop, LRT station and major routes for easy commute around the City. This idyllic home awaits a new family offering peace, relaxation, functional spa ces, recreation with a connection to nature in Fish Creek park in Canyon Meadows - one of the most desirable neighbourhoods in Calgary. Don't miss this fantastic opportunity! (id:6289)

Built in 1969

Essential Information

Listing #	A2264108
Price	\$640,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,293
Acres	0.16
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	1044 Cannock Place Sw
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2W1M7

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, Back lane, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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