

328 Cannington Place SW
Calgary, Alberta

MLS # A2202388



\$949,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Pie Sha		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Soaking Tub, Tankless Hot Water, Vinyl Windows		

Inclusions: TV Bracket

Welcome to this stunning 5-bedroom up family home, perfectly situated in a quiet cul-de-sac backing onto a park and pathway in the highly desired family community of Canyon Meadows. This beautifully updated and upgraded home is an ideal sanctuary for families looking for both luxury and convenience. Step inside to find a spacious and functional floor plan that boasts a formal living room and dining room, perfect for entertaining. The family room, complete with a cozy fireplace, provides a relaxing space to unwind. The home is filled with natural light, enhancing the new upgrades throughout including newer furnaces, instant hot water system, roof, windows, and Kinetico Water System ensuring that this home is both comfortable and energy-efficient. The heart of the home is the gourmet kitchen, which has been thoughtfully designed with ample storage and a large island for extra prep space, a gas range and an amazing view to the backyard. It opens to a bright breakfast/dining area nook where large windows offer views of the expansive pie-shaped lot and lush park beyond. Upstairs, you'll find all five bedrooms, providing plenty of room for a growing family. If you don't need all the bedrooms, two rooms can be used as a flex area or a large office with tons of natural light and views to the park below. Each bedroom offers unique charm and ample space for personalization. The primary suite is a true retreat, a bright area featuring its own ensuite for ultimate relaxation and privacy. Step outside to the massive backyard, which acts as your own oasis in the city. The yard features a fire pit, perfect for year-round family fun, and mature trees that provide privacy and tranquility. The yard's layout is ideal for both children's play and adult entertainment, with direct access to the park and pathways, extending your outdoor living space even further. The home's

location is unbeatable, with proximity to top-notch schools, the vibrant Fish Creek Park, Canyon Meadows Pool, South Centre Mall, and LRT station, adding to the convenience of daily life. This community is known for its friendly atmosphere and access to Calgary's finest amenities, making it one of the city's most sought-after neighbourhoods. In addition to the practical layout and beautiful updates, the home also features a fully finished basement tailored for entertainment. It includes a comfortable TV area, games area and large utility area. This home is not just a dwelling but a lifestyle choice, offering the perfect blend of family-friendly living and upscale amenities. Don't miss out on the opportunity to make this exceptional property your new family home.