

# \$899,000 - 12604 Cannington Way Sw, Calgary

MLS® #A2207992

**\$899,000**

5 Bedroom, 3.00 Bathroom, 1,461 sqft  
Residential on 0.18 Acres

Canyon Meadows, Calgary, Alberta

Large Fully Renovated Bungalow, Sizeable Pie Shaped Lot, 3 Bedrooms Above Grade & Much More! Welcome to this humble abode of a bungalow, located in the great community of Canyon Meadows! This home sits in a fantastic location, not to far from amenities, schools, Fish Creek Park, the Babbling Brook & Canyon Meadows Golf Club! The exterior curb appeal of the property holds an Executive Estate style feel with a large curved concrete driveway that leads up to the house & the 22' x 22' detached garage. This extraordinary pie shaped lot provides an abundance of space to call your own, making it a great argument to label it home. The interior has been fully renovated with tasteful upgrades & finishings, which only enhances the layout & easy free flowing floor plan. The main level features an open concept design that offers space where everyone can hang out & enjoy each others company. The kitchen has: KitchenAid Appliances, Quartz countertops with a large spacious island, a gas cooktop, built-in oven & microwave, plus tons of counter space & storage. There are 3 bedrooms on the main floor that are all a great size. The Primary bedroom has a resort style 5 piece ensuite bathroom with in-floor heating, a huge soaker tub, Stand up shower, double vanity, auto LED lighting & a walk-in closet with a large skylight for natural light ambience. The 2 secondary bedrooms share a 4 piece bathroom that also has in-floor heating, which feels awesome on your feet. For a big convenience, you will find



tucked away, the main floor laundry room adjacent to the kitchen. There is also a back landing (just off of the kitchen) that provides backyard access & heads down to the lower level. In the basement the carpet is super comfortable & covers the span of the area; the main area is very large & could easily spark bringing your basement dreams to life. Bedrooms #4 & #5 make for a great space for when guests are visiting or could also be a solid home office setup. There is another bathroom with in-floor heating that is convenient & easy. Mix a drink at the wet bar (before relaxing), otherwise there is nothing to do but enjoy this awesome space. Another important item to note; the whole house is heated & cooled with a top of the line Daikin Furnace & Heat Pump (2023); bring indoor comfort to the next level with this upgraded system. Its safe to say its easier to appreciate all this house has to offer in person. Come take a look!

Built in 1973

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207992    |
| Price          | \$899,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,461       |
| Acres          | 0.18        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

Address 12604 Cannington Way Sw

|             |                |
|-------------|----------------|
| Subdivision | Canyon Meadows |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2W 1Z6        |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Concrete Driveway, Double Garage Detached, Off Street |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer   |
| Heating           | Heat Pump   |
| Cooling           | Other   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Electric, Family Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Back Yard, Front Yard, Pie Shaped Lot, Private, Street Lighting, Open Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Vinyl Siding   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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