

# \$799,900 - 1031 Cannock Place Sw, Calgary

MLS® #A2197325

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,001 sqft  
Residential on 0.14 Acres

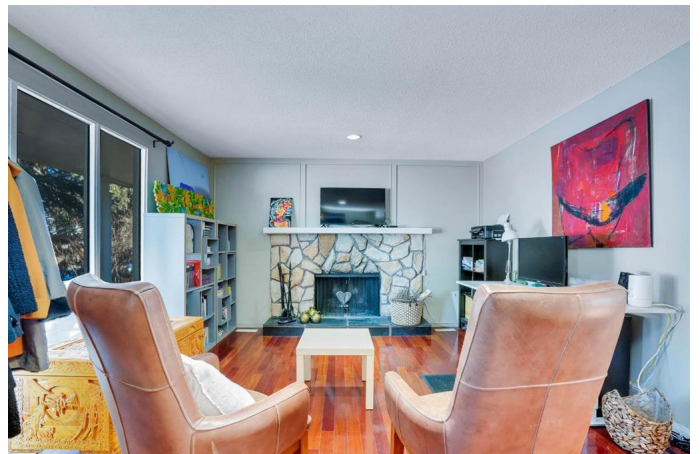
Canyon Meadows, Calgary, Alberta

WHAT A RARE FIND! A location like this does not come along very often, this stunning and lovely family home with curb appeal is nestled on a tranquil Cul-De-Sac with a mini PARK right at the doorstep.

This beautifully maintained home comes with a lovely south facing SUNROOM, 4 bedrooms, 1 living room, and 1 family room, both with large windows, allowing tons of natural light into the house. The entire main floor features rich Brazilian cherry hardwood flooring, adding a warm and welcoming atmosphere. There is a wood burning fireplace in the family room, a large dining area right next to the living room.

The stylish and functional kitchen boasts GRANITE countertops, MAPLE hardwood cabinets with crown molding, offers elegant design and ample storage. With the glazed Italian tiles on the floor, and the set of stainless steel appliances complemented by a large window that overlooks the private back yard with beautiful trees.

There are lots of upgrades that have been completed over the last 10 years, newer shingles, newer furnace, and newer hot water tank, granite countertop and porcelain tiles in the bathrooms, and the 9ft ceiling oversized double garage with added power capacity



which can be ideally used as a workshop.

This amenity-rich neighbourhood offers everything you need, with all levels of schools (from Kindergarten to High School) within a walking distance, plus Fish Creek Park is just a couple of blocks away, tennis courts, an athletic park, an indoor pool, a fitness centre, and two community centres just minutes away. Enjoy outdoor skating rinks, the Canyon Meadows Golf Course, LRT and public transit access, as well as shopping, restaurants, theatres, and services along MacLeod Trail. With easy access to Downtown, Stoney Trail, this location is truly unbeatable!

This home is move-in ready and waiting for you to make it your own.

Don't miss the opportunity to own this exceptional home in a fantastic location!

Built in 1969

### **Essential Information**

MLS® #	A2197325
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,001
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	1031 Cannock Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1M8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Crown Molding
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partially Finished, See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neighbours Behind, See Remarks, Treed, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	27
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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