

# \$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	6
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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