



THE
A-TEAM

**RE/MAX
FIRST**

12551 CANNINGTON Way, Calgary T2W 1T9

MLS®#: **A2170374**

Area: **Canyon Meadows**

Listing Date: **10/08/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**
Lot Information
Lot Sz Ar: **6,404 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,176**
Low Sqft:
Ttl Sqft: **1,176**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Gazebo,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Rectangular Lot**
Park Feat: **Additional Parking,Driveway,Front Drive,Garage Faces Front,Insulated,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Metal Siding ,Wood Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Breakfast Bar,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`4" x 13`5"
Dining Room	Main	10`4" x 8`6"
Mud Room	Main	9`7" x 4`9"
2pc Ensuite bath	Upper	7`5" x 4`4"
Bedroom	Upper	11`7" x 8`11"
Family Room	Lower	20`1" x 14`7"
3pc Bathroom	Lower	8`7" x 7`4"

Room	Level	Dimensions
Kitchen	Main	13`0" x 12`0"
Foyer	Main	5`3" x 5`1"
Bedroom - Primary	Upper	12`4" x 11`5"
Bedroom	Upper	11`8" x 9`11"
4pc Bathroom	Upper	8`11" x 4`11"
Flex Space	Lower	9`3" x 7`9"
Bedroom	Basement	15`4" x 14`3"

Storage
Furnace/Utility Room

Basement
Basement

10`11" x 2`11"
11`9" x 5`4"

3pc Bathroom
Storage
Legal/Tax/Financial

Basement
Basement

9`0" x 7`4"
4`0" x 3`10"

Title:
Fee Simple
Legal Desc:

1286LK

Zoning:
R-CG

Remarks

Pub Rmks: **Step into your dream home, a fully renovated 4-level split in the prestigious community of Canyon Meadows. From top to bottom, this home has been meticulously updated. The brand new copper electrical wiring, replacement of studs, new windows, and new trim mean you're moving into a home that's as sound as it is beautiful. Outside, the new driveway leads to your brand new oversized single-car garage. This property sprawls over 2,352 square feet of luxurious living space, sits on a generously sized 6,400+ square foot lot, offering both style and substance. From the moment you enter, the open-concept design captivates. Luxury vinyl plank (LVP) flooring stretches across the main floor, creating a seamless flow from the spacious living area to the heart of the home—an elegantly upgraded kitchen. Featuring quartz countertops, top-of-the-line Kitchenaid appliances, and gold accents masterfully integrated with a striking tiled backsplash, the kitchen invites you to create memories around meals. Ample lighting highlights feature walls throughout, adding a touch of artistic flair to the living spaces. The thoughtfully placed conversation spaces encourage connection, making this home ideal for both intimate gatherings and lively events. Three spacious bedrooms await upstairs, with the primary bedroom boasting a private ensuite that offers serenity and comfort. A fully modernized bathroom and convenient linen closet ensure that every detail of your lifestyle is cared for. Descend to the third level, designed for entertainment and relaxation. Here, you'll find a sleek bar sink and a spacious entertainment area ideal for hosting friends, a game space for endless fun, and another full bathroom smartly integrated with laundry facilities. A separate closet provides ample storage to keep the space clean and organized. The expansive basement showcases a massive bedroom, perfect for guests or family, featuring his and her closets and a private ensuite with a glass-enclosed stand-up shower. Outside, the oversized single-car garage offers both storage and protection for your vehicle, while the large private backyard invites creativity—whether it's a garden, a play area, or an outdoor retreat. This architectural gem is a few blocks away from Fish Creek Provincial Park, one of Canada's largest parks; as well as 3 schools within close proximity. With ample living space, modern design, and exceptional details, this home is not just a place to stay—it's a place to thrive.**

Inclusions:
Property Listed By: **N/A
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









