



THE
A-TEAM

**RE/MAX
FIRST**

244 CANNINGTON Place, Calgary T2W1Z8

MLS®#: **A2174185** Area: **Canyon Meadows** Listing **10/19/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1973** Abv Sqft: **1,906**
Lot Information Low Sqft:
 Lot Sz Ar: **8,234 sqft** Ttl Sqft: **1,906**
 Lot Shape:

DOM

45
Layout
 Beds: **5 (4 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Level,Many Trees,Pie Shaped Lot,Private,See Remarks,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Vinyl Windows,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 17`3"	Dining Room	Main	11`0" x 13`0"
Family Room	Main	11`5" x 16`1"	Kitchen	Main	9`0" x 13`5"
Breakfast Nook	Main	7`5" x 11`5"	Mud Room	Main	5`4" x 11`3"
Bedroom - Primary	Second	11`8" x 13`0"	Bedroom	Second	9`7" x 10`7"
Bedroom	Second	9`0" x 11`2"	Bedroom	Second	9`0" x 11`0"
Game Room	Basement	12`7" x 21`7"	Bedroom	Basement	12`3" x 12`8"
Storage	Basement	11`2" x 30`7"	Hobby Room	Basement	7`3" x 11`2"

2pc Bathroom
3pc Ensuite bath

Main
Second

0`0" x 0`0"
0`0" x 0`0"

4pc Bathroom

Second

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1286LK

Zoning:
R-CG

Remarks

Pub Rmks:

*****OPEN HOUSE SAT NOV. 23rd 1-3pm*** Location, location - Backing onto a pond in Babbling Brook Park and nestled in a serene cul-de-sac, this two-story family home is a testament to thoughtful design and meticulous upkeep. Boasting a sublime location within the established community of Canyon Meadows, this residence promises a refined living experience accentuated by lush natural surroundings and ample community amenities. With four well-appointed bedrooms on the upper level and a versatile fifth bedroom in the developed lower level, this home accommodates both large family living and gracious guest hosting. The primary bedroom features a private three-piece ensuite, enhancing the overall comfort and privacy. The main floor stands out with its formal living and dining rooms tailored for sizable gatherings, alongside a vast U-shaped kitchen complete with a large, luminous breakfast nook. Adding to the functional layout is a spacious family room with a fireplace and built-in storage, seamlessly extending into a substantial mudroom. This space is ideally suited for practical storage solutions, further exemplifying the home's design efficiency. The lower level complements the living space with an expansive recreation room featuring a wet bar, perfect for entertaining. Outdoor life is equally impressive with a mature, meticulously landscaped yard offering a tranquil view and privacy rarely found in city living. Many upgrades to this home include roof, eaves, fascia, siding and central A/C. The home's proximity to schooling options, recreational facilities such as pools and tennis courts, and the convenience of nearby shopping along MacLeod Trail reinforces its appeal as an ideal family home. This distinguished property is not just a residence but a cornerstone for family memories, offering the warmth of a well-loved home.**

Inclusions:
Property Listed By:

Central A/C
RE/MAX Landan Real Estate

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









