



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**943 CANNOCK Road, Calgary T2W 1M6**

MLS®#: **A2195323**      Area: **Canyon Meadows**      Listing Date: **03/06/25**      List Price: **\$914,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1970**  
Lot Information  
 Lot Sz Ar: **5,005 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,213**  
 Low Sqft:  
 Ttl Sqft: **1,213**

DOM

**8**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Few Trees,Front Yard,Landscaped,Lawn,Low Maintenance Landscape,No Neighbours Behind,Private,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Skylight(s),Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`0" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`7" x 6`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 4`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`10" x 12`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 11`8"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>12`3" x 7`10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`11" x 3`9"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`0" x 3`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`11" x 9`10"</b>

Bedroom  
Laundry  
Furnace/Utility Room

Basement  
Basement  
Basement

11'9" x 9'10"  
5'2" x 3'11"  
8'8" x 8'0"

Other  
4pc Bathroom  
4pc Bathroom  
Legal/Tax/Financial

Basement  
Basement  
Main

8'1" x 3'8"  
7'11" x 4'11"

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-CG

6053JK

Remarks

Pub Rmks:

**\*\*\* OPEN HOUSE Sat Mar 8, 2025 2pm - 3:30pm \*\*\* Welcome to this stunning, fully remodeled bungalow in the heart of Canyon Meadows! This beautifully updated home offers 4 bedrooms, 3 full bathrooms, and a modern, open-concept design with high-end finishes throughout. With brand-new electrical, plumbing, windows, doors, insulation, and a new roof, this home is truly move-in ready. Step inside to find premium LVP flooring (scratch & waterproof) and large new windows that flood the space with natural light. The Spacious, high-end kitchen is a true showpiece, featuring an Oversized designer island with seating, sleek quartz countertops, stainless steel appliances, and ample cabinet space. A large picture window above the sink overlooks the mature landscaping and peaceful green space. The primary suite is a private retreat, complete with patio doors leading to a backyard deck and a spa-like 5-piece ensuite with dual sinks and a soaking tub. Downstairs, the fully finished basement expands your living space with a spacious rec room (TV rough-ins), custom wet bar with a wine cooler, two additional bedrooms, a full bathroom, and plenty of storage. Outside, the south-facing backyard is a true oasis, offering new landscaping, a private deck, and a newly added patio with a fire pit—perfect for entertaining or unwinding. The home backs onto green space and Robert Warren Junior High's playground, ensuring total backyard privacy. A double oversized detached garage and paved back lane & side lane access provide extra parking. This prime location is steps from Babbling Brook Park, a short bike ride to Fish Creek Park, and just 5 minutes from Southcentre Mall & Safeway, 10 minutes from Costco. Families will love the proximity to top-rated schools, including: Canyon Meadows School (Regular & Spanish Bilingual), Chinook Park School (French Immersion), Midnapore School (Mandarin Program). Every detail in this home has been thoughtfully designed for comfort, style, and function. Don't miss this incredible opportunity—book your showing today!**

Inclusions:  
Property Listed By:

NA  
Greater Property Group

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





















