

\$600,000 - 844 Cannell Road Sw, Calgary

MLS® #A2134951

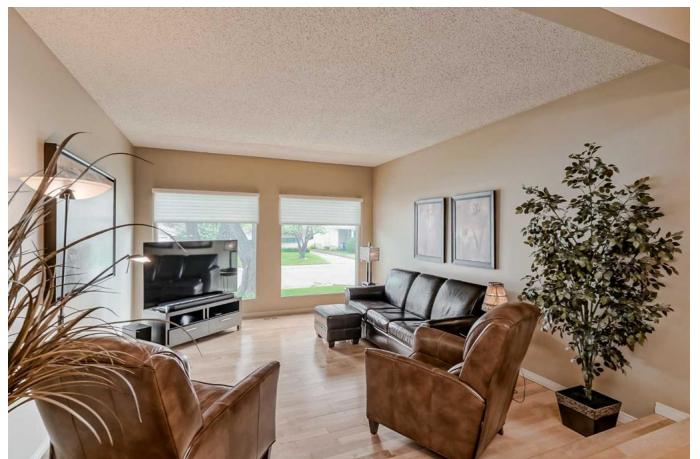
\$600,000

3 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Nestled within the serene neighborhood of Canyon Meadows, this exquisite bungalow epitomizes elegance and comfort. With a thoughtful floor plan designed to maximize space and functionality, every corner of this home exudes charm and sophistication. As you step inside, you're greeted by a meticulously arranged living room, offering a welcoming ambiance for gatherings and relaxation. The heart of the home lies in the expansive kitchen, adorned with warm cabinets and stainless-steel appliances, including a built-in oven and microwave, complemented by a gas stove top with a pop-up fan, nestled within a generous island. A spacious eating area invites lively conversations and culinary delights, making it the perfect hub for family meals and entertainment. Adjoining the kitchen is a cozy family room, illuminated by skylights that bathe the space in natural light. Double French doors seamlessly connect the indoors with the picturesque backyard, creating an inviting oasis for outdoor enjoyment and leisure. The main floor boasts three thoughtfully appointed bedrooms, providing ample space for rest and rejuvenation. The primary bedroom features a luxurious three-piece ensuite, offering a private retreat within the comfort of your own home. A pristine four-piece bath caters to the needs of family and guests alike, adorned with elegant tile accents. Throughout the main floor, rich hardwood floors exude warmth and character, while the bathrooms are adorned with tasteful



tile finishes, adding a touch of luxury to everyday living. Safety and security are paramount, with new ultra-safe, multi-locking steel front and back doors, as well as French doors in the family room, ensuring peace of mind for you and your loved ones. The basement, partially finished to the drywall stage, presents an opportunity for personalization and customization, allowing you to tailor the space to suit your lifestyle and preferences. Situated on a tranquil street in one of the city's most esteemed communities, this residence offers unparalleled convenience, with proximity to schools, shopping, LRT, and easy access to McLeod Trail. Embrace the epitome of refined living in this stunning Canyon Meadows abode.

Built in 1972

Essential Information

MLS® #	A2134951
Price	\$600,000
Sold Price	\$610,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,432
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	844 Cannell Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W 1T4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Skylight(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 13th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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