

\$799,800 - 256 Cannington Place Sw, Calgary

MLS® #A2135056

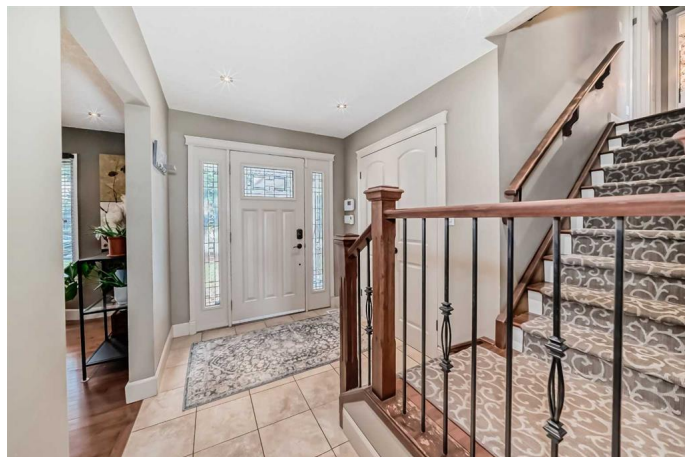
\$799,800

5 Bedroom, 4.00 Bathroom, 1,891 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

On a quiet cul-de-sac backing onto Babbling Brook Park sits this beautifully renovated home. With approximately 2800sqft of living space and a total of 5 bedrooms, you don't want to miss this exceptional family home! Large picture windows frame mature tree views in the inviting living room with gleaming hardwood floors and an abundance of natural light. The same wood and glass come together in the adjacent dining room to create a casually elegant gathering space. Beautifully updated, the kitchen inspires culinary adventures featuring full-height cabinets, an apron farm sink and stainless steel appliances including a new French door fridge with double freezer drawers and water/ice dispenser (2024), a newer Induction cooktop (2022) and Bosch dishwasher. Easily host family meals in the breakfast nook while bayed windows frame backyard views. Enjoy quiet time nestled in front of the charming fireplace flanked by built-ins in the sunken family room. Patio doors lead to the private backyard oasis encouraging a seamless indoor/outdoor lifestyle. A handy den/bedroom is a privately tucked away for work or study space while a powder room and main floor laundry add to your convenience. The primary bedroom on the upper level is a luxurious escape complete with a lavish ensuite boasting heated flooring, dual vanities, oversized shower and ample storage. 2 additional bedrooms are both spacious and bright with easy access to the gorgeous main bathroom also equipped with in floor heating, a



claw foot tub, elegant wainscotting and stylish wallpaper. Convene in the rec room in the finished basement for movies, games and engaging conversations. The 5th bedroom, and another full bathroom are perfect for a nanny, in-laws or guests. Ample storage to keep busy lives organized.

The massive backyard is an outdoor entertainer's dream with plenty of room for summer barbeques while kids and pets play in the grassy yard that continues into the tranquil park. New roof shingles (2023), a new hot water tank (2022), all electrical updated around 2012, and a yearly serviced furnace add to your peace of mind.

The street is a rare gem, with diverse aged families, a welcome neighbourly atmosphere and absolutely lovely people.

Unsurpassably located mere minutes to Fish Creek Park, the LRT Station, ice rink, sports courts, the aquatic & fitness centre and all major thoroughfares including Stoney Trail. Walking distance to all schools from daycare to grade 12. Truly an unbeatable location for this move-in ready home!

Built in 1973

Essential Information

MLS® #	A2135056
Price	\$799,800
Sold Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached

Style	2 Storey Split
Status	Sold

Community Information

Address	256 Cannington Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1Z8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Other, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
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Date Sold	May 26th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office URBAN-REALTY.ca

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