

\$849,900 - 12032 Elbow Drive Sw, Calgary

MLS® #A2169590

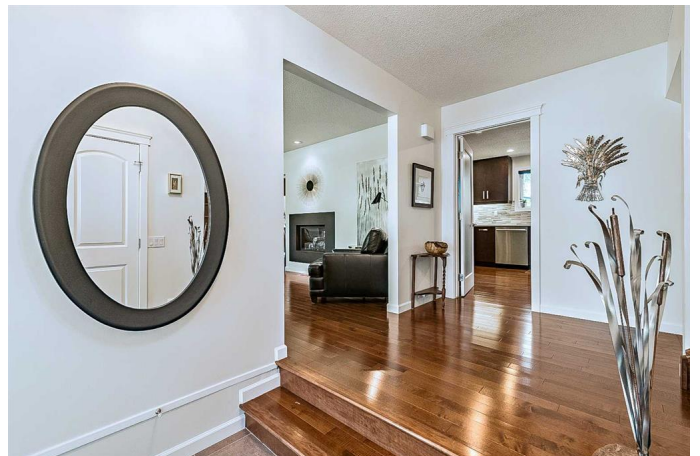
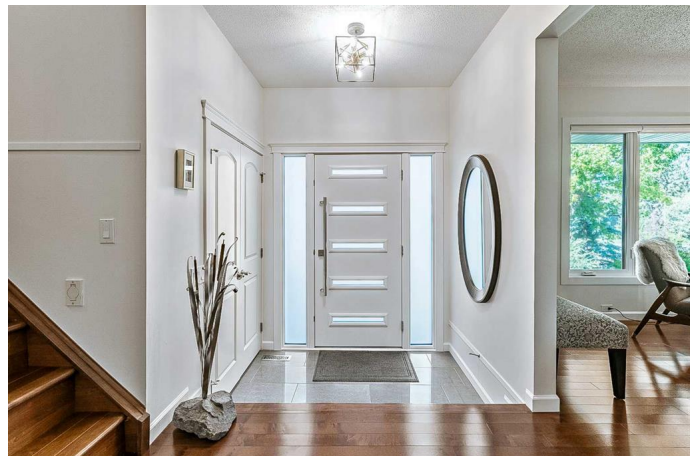
\$849,900

4 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

Nestled in a picturesque Canyon Meadows neighborhood, this exquisitely renovated home offers a perfect blend of comfort and sophistication. As you step inside, you're greeted by gleaming hardwood floors that flow throughout the main level, setting the stage for an elegant living experience. The heart of the home features a spacious living room, anchored by a double-sided fireplace that adds warmth and ambiance to both the living and dining areas. The open-concept design seamlessly connects these spaces, creating an ideal environment for both relaxation and entertainment. The chef-inspired kitchen is a culinary enthusiast's dream, boasting trendy backsplash, stainless steel appliances, and ample cabinet space. An under-mounted sink and extra storage solutions enhance functionality, while the overall design exudes modern charm. Ascending to the upper floor, you'll find three generously sized bedrooms, including a primary bedroom with an updated three-piece ensuite. The main bathroom, featuring four pieces, has also been thoughtfully renovated to meet contemporary standards. The lower level doesn't disappoint, offering a fourth/office bedroom, a convenient two-piece bath, and a laundry area. A spacious family room, complete with a second gas-burning fireplace and patio doors, leads to a private backyard oasis. Here, you'll discover a charming gazebo, mature landscaping, and a shed, perfect for outdoor enjoyment and storage. An oversized garage with paved lane



access adds to the property's appeal, providing ample space for vehicles and projects alike. Note: Newer central air conditioning, two furnaces & composite decking off the dining room. The home's location is equally impressive, with easy walking distance to schools of all levels, shopping centers, public transit, and recreational amenities including golfing, a public pool, and tennis courts. Nature enthusiasts will appreciate the proximity to Fish Creek Park, offering endless opportunities for outdoor adventures. This meticulously maintained property, with its quality build and desirable location, presents a rare opportunity to own a home that truly has it all!

Built in 1969

Essential Information

MLS® #	A2169590
Price	\$849,900
Sold Price	\$870,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.20
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	12032 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W 1H2

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized, Paved

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 8th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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