

# \$949,000 - 328 Cannington Place Sw, Calgary

MLS® #A2202388

**\$949,000**

5 Bedroom, 3.00 Bathroom, 2,255 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this stunning 5-bedroom up family home, perfectly situated in a quiet cul-de-sac backing onto a park and pathway in the highly desired family community of Canyon Meadows. This beautifully updated and upgraded home is an ideal sanctuary for families looking for both luxury and convenience.

Step inside to find a spacious and functional floor plan that boasts a formal living room and dining room, perfect for entertaining. The family room, complete with a cozy fireplace, provides a relaxing space to unwind. The home is filled with natural light, enhancing the new upgrades throughout including newer furnaces, instant hot water system, roof, windows, and Kinetico Water System ensuring that this home is both comfortable and energy-efficient.

The heart of the home is the gourmet kitchen, which has been thoughtfully designed with ample storage and a large island for extra prep space, a gas range and an amazing view to the backyard. It opens to a bright breakfast/dining area nook where large windows offer views of the expansive pie-shaped lot and lush park beyond.

Upstairs, you'll find all five bedrooms, providing plenty of room for a growing family. If you don't need all the bedrooms, two rooms can be used as a flex area or a large office



with tons of natural light and views to the park below. Each bedroom offers unique charm and ample space for personalization. The primary suite is a true retreat, a bright area featuring its own ensuite for ultimate relaxation and privacy.

Step outside to the massive backyard, which acts as your own oasis in the city. The yard features a fire pit, perfect for year-round family fun, and mature trees that provide privacy and tranquility. The yard's layout is ideal for both children's play and adult entertainment, with direct access to the park and pathways, extending your outdoor living space even further.

The home's location is unbeatable, with proximity to top-notch schools, the vibrant Fish Creek Park, Canyon Meadows Pool, South Centre Mall, and LRT station, adding to the convenience of daily life. This community is known for its friendly atmosphere and access to Calgary's finest amenities, making it one of the city's most sought-after neighbourhoods.

In addition to the practical layout and beautiful updates, the home also features a fully finished basement tailored for entertainment. It includes a comfortable TV area, games area and large utility area.

This home is not just a dwelling but a lifestyle choice, offering the perfect blend of family-friendly living and upscale amenities. Don't miss out on the opportunity to make this exceptional property your new family home.

Built in 1973

## **Essential Information**

MLS® #	A2202388
Price	\$949,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,255
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	328 Cannington Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1Z9

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Soaking Tub, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Mantle, Stone
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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