

# \$799,900 - 1031 Cannock Place Sw, Calgary

MLS® #A2197325

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,001 sqft  
Residential on 0.14 Acres

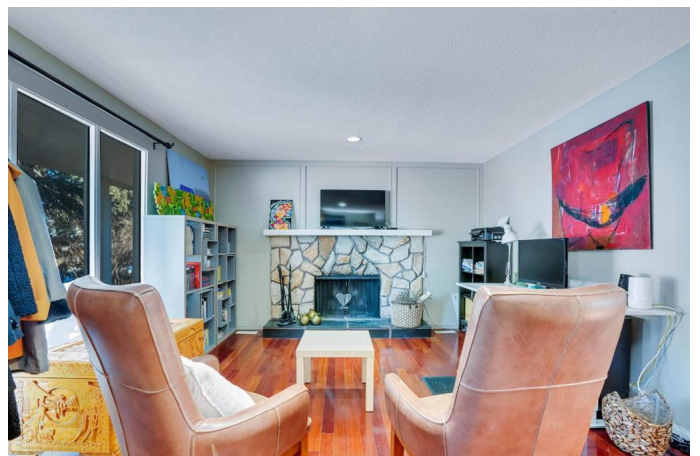
Canyon Meadows, Calgary, Alberta

WHAT A RARE FIND! A location like this does not come along very often, this stunning and lovely family home with curb appeal is nestled on a tranquil Cul-De-Sac with a mini PARK right at the doorstep.

This beautifully maintained home comes with a lovely south facing SUNROOM, 4 bedrooms, 1 living room, and 1 family room, both with large windows, allowing tons of natural light into the house. The entire main floor features rich Brazilian cherry hardwood flooring, adding a warm and welcoming atmosphere. There is a wood burning fireplace in the family room, a large dining area right next to the living room.

The stylish and functional kitchen boasts GRANITE countertops, MAPLE hardwood cabinets with crown molding, offers elegant design and ample storage. With the glazed Italian tiles on the floor, and the set of stainless steel appliances complemented by a large window that overlooks the private back yard with beautiful trees.

There are lots of upgrades that have been completed over the last 10 years, newer shingles, newer furnace, and newer hot water tank, granite countertop and porcelain tiles in the bathrooms, and the 9ft ceiling oversized double garage with added power capacity



which can be ideally used as a workshop.

This amenity-rich neighbourhood offers everything you need, with all levels of schools (from Kindergarten to High School) within a walking distance, plus Fish Creek Park is just a couple of blocks away, tennis courts, an athletic park, an indoor pool, a fitness centre, and two community centres just minutes away. Enjoy outdoor skating rinks, the Canyon Meadows Golf Course, LRT and public transit access, as well as shopping, restaurants, theatres, and services along MacLeod Trail. With easy access to Downtown, Stoney Trail, this location is truly unbeatable!

This home is move-in ready and waiting for you to make it your own.

Don't miss the opportunity to own this exceptional home in a fantastic location!

Built in 1969

### **Essential Information**

MLS® #	A2197325
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,001
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address 1031 Cannock Place Sw  
Subdivision Canyon Meadows  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W1M8

### **Amenities**

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features Granite Counters, Kitchen Island, Crown Molding  
Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Range  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement See Remarks, Partially Finished

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Lane, Front Yard, No Neighbours Behind, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, See Remarks, Treed, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 5th, 2025  
Days on Market 9  
Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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