



11722 Canfield Road Calgary Alberta

\$549,900

Rare Find in Canyon Meadows with NO CONDO FEES - BACKING ONTO GREEN SPACE with the FULLY FINISHED BASEMENT THAT IS READY TO BE RENTED! Stop the search -- this is the one! Welcome to this beautifully updated and MOVE-IN READY 4-bedroom, 2-bathroom home in the heart of desirable Canyon Meadows. Tucked away on a QUIET STREET with NO NEIGHBOURS BEHIND, this property backs directly onto green space and an OFF-LEASH DOG PARK -- the perfect blend of nature and convenience! Upstairs you'll find two BRIGHT, oversized bedrooms, a stylish upgraded bathroom, a modernized kitchen, sunny dining area, and a spacious living room with loads of NATURAL LIGHT. Fresh laminate flooring and tasteful finishes throughout make it feel like home the moment you walk in. The FULLY DEVELOPED illegal BASEMENT SUITE with the professionally built Sauna is a showstopper, featuring 2 large bedrooms, a full bathroom, its own kitchen, separate laundry, and big windows for tons of natural light -- ideal for RENTAL INCOME or extended family living. Upgrades? Newer roof, newer water tank, newer furnace -- move in with peace of mind! Plus an OVERSIZED ATTACHED GARAGE and HUGE DRIVEWAY with space for all your vehicles. Live upstairs and rent downstairs, rent both, or keep it all for yourself -- the flexibility is unbeatable. Minutes to Fish Creek Park, LRT, top schools, shopping, and more. Rare opportunity, unbeatable location, and true pride of ownership -- don't miss out! Book your showing today before it's gone! (id:6769)

Family room 12.25 Ft x 11.75 Ft
Dining room 6.00 Ft x 5.50 Ft
Other 5.58 Ft x 10.58 Ft
Bedroom 8.67 Ft x 10.58 Ft
Bedroom 9.67 Ft x 9.08 Ft
4pc Bathroom 5.17 Ft x 8.42 Ft
Laundry room 4.67 Ft x 5.83 Ft

Living room 17.92 Ft x 10.83 Ft
Kitchen 10.83 Ft x 7.92 Ft
Dining room 7.92 Ft x 7.75 Ft
Bedroom 11.42 Ft x 9.92 Ft
Bedroom 10.33 Ft x 8.92 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Town Residential

<https://romanhelps.com/>



See

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