



# 12551 Cannington Way Calgary Alberta

\$850,000

**\*\*OPEN HOUSE SATURDAY AND SUNDAY 12:00pm - 5:00pm\*\*** Step into your dream home, a fully renovated 4-level split in the prestigious community of Canyon Meadows. From top to bottom, this home has been meticulously updated. The brand new copper electrical wiring, replacement of studs, new windows, and new trim mean you're moving into a home that's as sound as it is beautiful. Outside, the new driveway leads to your brand new oversized single-car garage. This property sprawls over 2,352 square feet of luxurious living space, sits on a generously sized 6,400+ square foot lot, offering both style and substance. From the moment you enter, the open-concept design captivates. Luxury vinyl plank (LVP) flooring stretches across the main floor, creating a seamless flow from the spacious living area to the heart of the home--an elegantly upgraded kitchen. Featuring quartz countertops, top-of-the-line Kitchenaid appliances, and gold accents masterfully integrated with a striking tiled backsplash, the kitchen invites you to create memories around meals. Ample lighting highlights feature walls throughout, adding a touch of artistic flair to the living spaces. The thoughtfully placed conversation spaces encourage connection, making this home ideal for both intimate gatherings and lively events. Three spacious bedrooms await upstairs, with the primary bedroom boasting a private ensuite that offers serenity and comfort. A fully modernized bathroom and convenient linen closet ensure that every detail of your lifestyle is cared for. Descend to the third level, designed for entertainment and relaxation. Here, you'll find a sleek bar sink and a spacious entertainment area ideal for hosting friends, a game space for endless fun, and another full bathroom smartly integrated with laundry facilities. A separate closet provides ample storage to keep the space clean and organized. The expansive...

Bedroom 15.33 Ft x 14.25 Ft

Storage 10.92 Ft x 2.92 Ft

3pc Bathroom 9.00 Ft x 7.33 Ft

Furnace 11.75 Ft x 5.33 Ft

Storage 4.00 Ft x 3.83 Ft

Family room 20.08 Ft x 14.58 Ft

Kitchen 13.00 Ft x 12.00 Ft

Dining room 10.33 Ft x 8.50 Ft

Foyer 5.25 Ft x 5.08 Ft

Other 9.58 Ft x 4.75 Ft

Primary Bedroom 12.33 Ft x 11.42 Ft

2pc Bathroom 7.42 Ft x 4.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Other 9.25 Ft x 7.75 Ft

3pc Bathroom 8.58 Ft x 7.33 Ft

Living room 16.33 Ft x 13.42 Ft

Bedroom 11.67 Ft x 9.92 Ft

Bedroom 11.58 Ft x 8.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft