



999 Canyon Meadows Drive Calgary Alberta

\$388,000

Welcome to this lovely 3 bed/2 bath home in the sought after community of Canyon Meadows, and just steps from stunning Fish Creek Park! Upon entering the home, you'll appreciate the laminate flooring throughout the main floor. The spacious living room features a large window flooding the room with light and plenty of room for seating, great for gatherings with family & friends. The kitchen & dining nook feature plenty of counter space for the gourmet in the family and room for a good sized dining table. Extra closets in the hallway provide ample storage. Going out to the backyard, you'll find a large deck & newer vinyl fencing, great for relaxing on warm summer evenings. Upstairs, the large primary bedroom features large windows & a huge closet. The main 4pc bath has been fully updated. Two additional good sized bedrooms complete the upper level. In the fully finished basement, you'll find a 3 pc bath/laundry room and large recreation room, great for family movie nights. Just steps away is stunning Fish Creek Park, with miles of walking/biking paths to explore in every season. Close to parks, schools (Canyon Meadows School, Sam Livingston School, Dr. E.P. Scarlett High School), shopping, parks and easy access to MacLeod Trail, this gem can't be missed! (id:6769)

Primary Bedroom 13.75 Ft x 10.42 Ft
4pc Bathroom 4.92 Ft x 7.50 Ft
Bedroom 8.83 Ft x 9.17 Ft
Bedroom 8.00 Ft x 11.00 Ft
Family room 16.67 Ft x 10.08 Ft

3pc Bathroom 9.33 Ft x 8.17 Ft
Dining room 9.75 Ft x 7.00 Ft
Kitchen 8.08 Ft x 8.67 Ft
Living room 13.92 Ft x 11.58 Ft
Other 4.33 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.markandnatalie.com/>



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

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

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