



## 64 Canyon Drive Calgary Alberta

\$1,249,999

WELCOME HOME! This home is fully renovated from the bottom up, perfect for a growing family. This gorgeous home features 5 bedrooms and 4 bathrooms. Fully capable of accommodating your family and lots of guests! As soon as you enter the front door you are greeted with a wide-open living space that creates a bright atmosphere and showcases the large kitchen with modern appliances. You'll immediately notice all the natural light coming in from the brand-new windows throughout the home. As well as the beautiful luxury vinyl plank flooring. Located on the main floor is the 4PIECE bathroom which has bright tiling and black hardware. Situated beside the bathroom is the spacious laundry room that comes with its very own sink and cabinetry, perfect for storing towels and laundry essentials. Also included on the first floor is the first bedroom which can easily be turned into an ideal home office. Enjoy spending time during the colder nights relaxing in front of the fireplace providing warmth in the large family room. In the kitchen, you also have a small bar area for your coffee station or happy hour bar. Upstairs you'll find the beautiful oversized primary bedroom that includes its own private deck. The primary bathroom screams elegance with its mix of dark and bright features. The 5PIECE bathroom has double sinks, a free-standing tub, and an oversized shower. In the primary, you'll also find the large walk-in closet. Just outside the primary, there are built-in cabinets perfect for a linen closet. Down the hallway, there are two more additional bedrooms and another 4PIECE bathroom. All the way down into the fully developed basement features a wet bar, two more large bedrooms, and a massive family room. Wonderful space for family movie nights or create the most amazing man cave. Outside you'll find the newly landscaped yard where there is also additional parking space ...

Primary Bedroom 15.67 Ft x 18.42 Ft

Other 11.75 Ft x 5.92 Ft

5pc Bathroom 8.92 Ft x 10.17 Ft

Bedroom 12.92 Ft x 8.75 Ft

Bedroom 12.42 Ft x 8.58 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Dining room 14.08 Ft x 11.83 Ft

Kitchen 13.17 Ft x 12.50 Ft

Other 7.33 Ft x 5.00 Ft

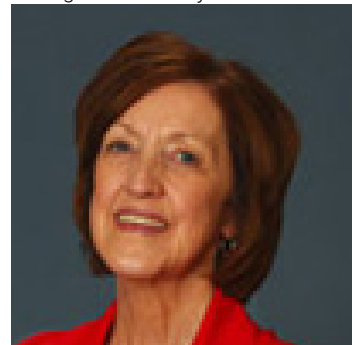
4pc Bathroom 4.92 Ft x 8.67 Ft

Laundry room 9.92 Ft x 8.33 Ft

Living room 17.75 Ft x 14.42 Ft

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Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Bedroom 10.25 Ft x 10.25 Ft

Bedroom 10.25 Ft x 10.33 Ft

Bonus Room 27.25 Ft x 11.67 Ft

4pc Bathroom 4.92 Ft x 9.25 Ft

Bedroom 10.00 Ft x 10.83 Ft

Other 9.33 Ft x 4.42 Ft

Breakfast 13.42 Ft x 13.17 Ft