



## 12032 Elbow Drive Calgary Alberta

\$849,900

Nestled in a picturesque Canyon Meadows neighborhood, this exquisitely renovated home offers a perfect blend of comfort and sophistication. As you step inside, you're greeted by gleaming hardwood floors that flow throughout the main level, setting the stage for an elegant living experience. The heart of the home features a spacious living room, anchored by a double-sided fireplace that adds warmth and ambiance to both the living and dining areas. The open-concept design seamlessly connects these spaces, creating an ideal environment for both relaxation and entertainment. The chef-inspired kitchen is a culinary enthusiast's dream, boasting trendy backsplash, stainless steel appliances, and ample cabinet space. An under-mounted sink and extra storage solutions enhance functionality, while the overall design exudes modern charm. Ascending to the upper floor, you'll find three generously sized bedrooms, including a primary bedroom with an updated three-piece ensuite. The main bathroom, featuring four pieces, has also been thoughtfully renovated to meet contemporary standards. The lower level doesn't disappoint, offering a fourth/office bedroom, a convenient two-piece bath, and a laundry area. A spacious family room, complete with a second gas-burning fireplace and patio doors, leads to a private backyard oasis. Here, you'll discover a charming gazebo, mature landscaping, and a shed, perfect for outdoor enjoyment and storage. An oversized garage with paved lane access adds to the property's appeal, providing ample space for vehicles and projects alike. Note: Newer central air conditioning, two furnaces & composite decking off the dining room. The home's location is equally impressive, with easy walking distance to schools of all levels, shopping centers, public transit, and recreational amenities including golfing, a public pool, and tennis courts. Nature enthusiasts wi...

Primary Bedroom 12.08 Ft x 14.00 Ft

Bedroom 9.92 Ft x 13.33 Ft

Bedroom 9.67 Ft x 10.58 Ft

4pc Bathroom 6.08 Ft x 7.83 Ft

3pc Bathroom 5.42 Ft x 7.92 Ft

Storage 9.25 Ft x 11.25 Ft

Family room 13.33 Ft x 19.25 Ft

Bedroom 8.92 Ft x 11.17 Ft

Laundry room 5.33 Ft x 12.00 Ft

2pc Bathroom Measurements not available

Other 5.08 Ft x 6.42 Ft

Kitchen 11.75 Ft x 14.42 Ft

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Listing Presented By:



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Furnace 11.25 Ft x 16.75 Ft  
Workshop 13.00 Ft x 14.42 Ft

Dining room 9.08 Ft x 11.83 Ft  
Living room 12.92 Ft x 19.75 Ft