



# 12604 Cannington Way Calgary Alberta

\$899,000

Large Fully Renovated Bungalow, Sizeable Pie Shaped Lot, 3 Bedrooms Above Grade & Much More! Welcome to this humble abode of a bungalow, located in the great community of Canyon Meadows! This home sits in a fantastic location, not to far from amenities, schools, Fish Creek Park, the Babbling Brook & Canyon Meadows Golf Club! The exterior curb appeal of the property holds an Executive Estate style feel with a large curved concrete driveway that leads up to the house & the 22' x 22' detached garage. This extraordinary pie shaped lot provides an abundance of space to call your own, making it a great argument to label it home. The interior has been fully renovated with tasteful upgrades & finishings, which only enhances the layout & easy free flowing floor plan. The main level features an open concept design that offers space where everyone can hang out & enjoy each others company. The kitchen has: KitchenAid Appliances, Quartz countertops with a large spacious island, a gas cooktop, built-in oven & microwave, plus tons of counter space & storage. There are 3 bedrooms on the main floor that are all a great size. The Primary bedroom has a resort style 5 piece ensuite bathroom with in-floor heating, a huge soaker tub, Stand up shower, double vanity, auto LED lighting & a walk-in closet with a large skylight for natural light ambience. The 2 secondary bedrooms share a 4 piece bathroom that also has in-floor heating, which feels awesome on your feet. For a big convenience, you will find tucked away, the main floor laundry room adjacent to the kitchen. There is also a back landing (just off of the kitchen) that provides backyard access & heads down to the lower level. In the basement the carpet is super comfortable & covers the span of the area; the main area is very large & could easily spark bringing your basement dreams to life. Bedrooms #4 & #5 make for a great space fo...

3pc Bathroom 7.92 Ft x 9.92 Ft  
Family room 12.58 Ft x 16.75 Ft  
Other 14.25 Ft x 18.17 Ft  
Other 4.33 Ft x 9.50 Ft  
Bedroom 12.58 Ft x 13.67 Ft  
Bedroom 12.67 Ft x 14.67 Ft

Dining room 7.00 Ft x 8.75 Ft  
Kitchen 13.75 Ft x 14.33 Ft  
Primary Bedroom 12.00 Ft x 12.42 Ft  
Bedroom 8.92 Ft x 11.42 Ft  
Bedroom 11.42 Ft x 11.50 Ft  
Laundry room 5.08 Ft x 5.58 Ft

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

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Storage	8.67 Ft x 9.25 Ft	4pc Bathroom	4.92 Ft x 7.92 Ft
Other	5.67 Ft x 7.33 Ft	5pc Bathroom	8.50 Ft x 8.67 Ft
Living room	11.00 Ft x 18.33 Ft		