



## 904 Canford Crescent Calgary Alberta

\$599,000

4 BEDROOMS | AMPLE COMMUNITY SCHOOLS | SOUTH BACKING GARAGE | OVERSIZED DOUBLE GARAGE | CORNER LOT | Welcome to Canyon Meadows, where you'll find this rare opportunity to own this 4-bedroom, over 2500 sq ft of living space bungalow. This home is perfect for first-time homebuyers, families, investors & property renovators alike. The main floor features a traditional layout with kitchen, dining room, living room, a spacious primary bedroom with a 2-piece ensuite, 2 additional large bedrooms, and a 4-piece main bath. The basement features an additional bedroom and recreation room. The current separate entry and layout of the basement provides buyers with many options and opportunities. The spacious and private corner lot with sunny backyard is perfect for entertaining family, friends, kids, and pets. You'll be wowed with the oversized double garage which provides plenty of space for vehicles & storage. For families and outdoor admirers, this home is perfectly located within walking distance to shopping, c-train and transit, schools, parks, and Fish Creek Park providing endless opportunities for adventure and leisure. With easy access to major roadways, proximity to schools, transportation links, Canyon Meadows Golf Club, and other amenities this one-of-a-kind property is the perfect place to call home. Don't miss out, contact the Top Calgary Real Estate Team for your private viewing. (id:6769)

Recreational, Games room 24.00 Ft x 18.50 Ft

Furnace 21.00 Ft x 15.00 Ft

Bedroom 13.50 Ft x 11.50 Ft

Kitchen 12.00 Ft x 9.50 Ft

Dining room 14.00 Ft x 9.50 Ft

Living room 18.50 Ft x 13.00 Ft

Primary Bedroom 14.50 Ft x 13.00 Ft

Bedroom 11.00 Ft x 9.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

2pc Bathroom 6.00 Ft x 5.00 Ft

4pc Bathroom 9.00 Ft x 5.50 Ft

Listing Presented By:



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