



## 264 Cannington Place Calgary Alberta

\$799,800

Open House Saturday August 24th 1-3pm. Sunday August 25th 2-4pm. Welcome to this highly desirable 1,489 sqft bungalow nestled in a quiet cul-de-sac, with a picturesque backdrop of Babbling Brook Park offering unobstructed, serene views. This home has been thoughtfully updated and meticulously maintained, making it a rare find on the market. As you step inside, you'll be greeted by gleaming hardwood floors that flow throughout the main level. The spacious living room offers a bright and inviting atmosphere, perfect for relaxing or entertaining. The rear-facing kitchen boasts warm-toned oak cabinetry, brand new appliances, and a cozy breakfast nook. Adjacent to the kitchen, the formal dining room is ideal for hosting family gatherings and special occasions. The family room, enhanced by a charming brick gas fireplace, provides a comfortable and stylish space for unwinding. The main level also features three generously sized bedrooms. The master bedroom includes a convenient 2-piece ensuite and extra closet space, while an additional 4-piece bathroom serves the other bedrooms. The lower level has been thoughtfully renovated with a permit in 2019, featuring new egress windows for safety and natural light. This functional space includes a massive rec/fitness room, a games area, ample storage, and a well-appointed laundry room. The basement bathroom is a standout with its heated electric floor, adding an extra touch of luxury and comfort. Additional highlights of this home include a high-efficiency furnace, a newer hot water tank, vinyl windows, and new asphalt shingles. The property is conveniently located within walking distance to all levels of top-rated schools, Fish Creek Park, a fitness/swimming center, tennis courts, public transit, LRT, and shopping. This home is a perfect fit for families seeking both comfort and community in a sought-after neighborhood. Rarely do hom...

Laundry room 11.58 Ft x 15.17 Ft

3pc Bathroom 8.75 Ft x 5.00 Ft

Storage 11.67 Ft x 15.17 Ft

Laundry room 4.00 Ft x 4.25 Ft

Bedroom 13.58 Ft x 12.17 Ft

Bedroom 11.50 Ft x 10.17 Ft

Dining room 12.75 Ft x 17.50 Ft

Other 10.92 Ft x 7.92 Ft

Living room 12.50 Ft x 18.33 Ft

Other 4.50 Ft x 12.92 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Bedroom 9.08 Ft x 11.50 Ft

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**RE/MAX Realty Professionals**

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Other 9.58 Ft x 6.42 Ft

Kitchen 10.08 Ft x 9.67 Ft

Other 7.42 Ft x 7.50 Ft

Bedroom 11.58 Ft x 11.67 Ft

Primary Bedroom 12.00 Ft x 13.67 Ft

2pc Bathroom 4.92 Ft x 4.50 Ft