



# 2736 Cannon Road Calgary Alberta

\$849,900

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* Welcome to this charming detached and fully renovated bungalow, which sits serenely across from a lush green space. This wonderful family home nestled in the mature and tranquil community of Charleswood is nothing short of perfect. As you step inside, you'll be greeted by the warmth of solid hardwood flooring flowing through the living, dining, and kitchen areas. The living room, adorned with detailed ceilings, offers a picturesque view of the green space, creating a perfect spot for relaxation. The adjacent formal dining area, enhanced with crown moulding and a large window overlooking the backyard, sets the stage for memorable family dinners. Timeless and well-appointed, the kitchen features sleek granite countertops, a central island with a dual basin undermount stainless sink and plenty of storage, stainless steel appliances, and a tile backsplash. With ample cabinetry, a breakfast dining area, and easy access to the backyard, this kitchen is functional and inviting. Separated from the main living spaces, the spacious primary bedroom boasts a walk-through closet and 5-piece ensuite. The ensuite features a drop-in soaker tub, tiled flooring, dual sinks with granite countertops, a large vanity with ample storage, and a fully tiled steam shower with a 10mm glass enclosure. The second bedroom offers a sizeable closet and a large window overlooking the green space. A 3-piece bathroom with an extended vanity, dual sinks, granite countertops, and ample storage completes the main floor. A fully developed basement offers a spacious rec room, a guest bedroom and a 3-piece bath with a fully tiled stand-up shower, granite counter, and oversized vanity. The laundry room, equipped with a side-by-side washer and dryer and ample storage space, adds to the home's practicality. Venturing outside, you'll discover the backyard...

Bedroom 13.58 Ft x 9.42 Ft  
 Recreational, Games room 20.67 Ft x 9.42 Ft  
 Family room 13.17 Ft x 13.17 Ft  
 Laundry room 11.42 Ft x 7.67 Ft  
 3pc Bathroom Measurements not available  
 Living room 17.08 Ft x 12.25 Ft

Other 9.67 Ft x 6.50 Ft  
 Dining room 11.42 Ft x 8.75 Ft  
 Primary Bedroom 15.50 Ft x 11.42 Ft  
 Bedroom 12.42 Ft x 10.00 Ft  
 3pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available

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Kitchen 11.42 Ft x 11.00 Ft