



**Erin Ferguson**  
Phone: 403-992-3746  
Mobile:  
Fax:  
Email: [erin@erinferguson.ca](mailto:erin@erinferguson.ca)  
Office: 403-992-3746

**Century 21 Bamber Realty Ltd**  
1612 17 Ave SW  
Calgary, AB  
T2T 0E3

**316 Canniff Place SW, Canyon Meadows, Calgary, Alberta, T2W 2L9, Ca**

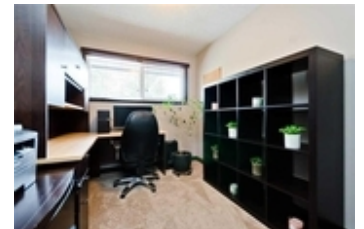
**MLS®# A2121275**

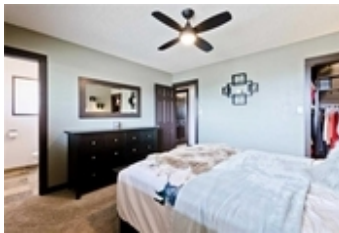
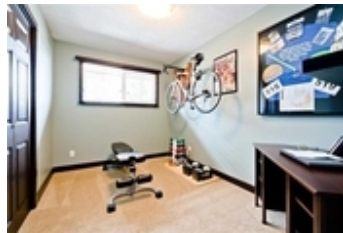


|                       |                 |
|-----------------------|-----------------|
| <b>Property Value</b> | \$699,900       |
| <b>Type</b>           | Detached        |
| <b>Style</b>          | Bi-Level        |
| <b>Basement</b>       | Finished, Full  |
| <b>Parking</b>        | Off Street      |
| <b>Year Built</b>     | 1974            |
| <b>Living Area</b>    | 1,163.60 sq.ft. |
| <b>Lot Frontage</b>   | 40.98 ft        |
| <b>Lot Size Area</b>  | 5,887 sq.ft.    |
| <b>Bedrooms</b>       | 5               |
| <b>Bathrooms</b>      | 2 full & 1 half |

## Description

Nestled in a quiet cul-de-sac, this home offers the perfect balance of tranquility while being just a stone's throw away from schools, parks, and essential amenities. Step inside to discover a home that has been thoughtfully renovated and updated throughout. The entrance welcomes you with a modern feel with high ceilings and custom railings leading up to the kitchen and entertaining space. Embrace your culinary skills in the spacious kitchen with stone countertops, stainless steel appliances, including a gas range stove. Extending into the spacious dining area, the kitchen becomes the heart of the home, perfect for entertaining. The main floor features an inviting living room with tons of natural light, complemented Brazilian hardwood floors and a cozy wood-burning fireplace. With three bedrooms upstairs, including a primary retreat with a convenient 2-piece ensuite and walk-in closet, there's ample space for the whole family. Downstairs, the fully developed lower level offers even more versatility, with spacious family room, a second fireplace, and a modern wet bar ideal for entertaining. Two additional bedrooms provide flexibility for guests or home offices, while the renovated spa-like bathroom, complete with in-floor heating and a luxurious steam shower. This home is a haven for gardening enthusiasts with a sunny west facing yard. Featuring a maintenance-free composite 2-tiered deck, custom privacy railing, and an array of garden beds, perennials, and a greenhouse, this outdoor oasis is perfect for relaxation and creativity. Plus, a professionally built oversized flex space which works as a gym/studio/home office. Recent upgrades, including a newer roof, furnace, and electrical panel, offer peace of mind, while the rough-in for a future hot tub promises even more relaxation in your private oasis. With its blend of modern comforts and thoughtful design, this home is truly a special place to escape the everyday hustle and bustle.









## Disclaimer

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