

**824 Canna Crescent SW**  
**Calgary, Alberta**

**MLS # A2291631**



## \$850,000

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar		

**Inclusions:** Water filtrations system (reverse osmosis) in the kitchen, refrigerator in the basement

Experience a refreshing new twist on the renovated home—one that honours the original character and thoughtful space planning while introducing a modern design with carefully curated materials and a warm, inviting colour palette. Unlike the typical all-white renovations, this home offers a balanced and sophisticated aesthetic from the moment you step through the front door. The main floor welcomes you with an open and airy layout that seamlessly connects the kitchen, dining area, and living room. At the heart of the home is a beautifully designed kitchen featuring a large centre island—intentionally uninterrupted by sinks or cooktops—allowing the premium quartz surface to shine as both a functional workspace and gathering place. Natural wood grain cabinetry on the island adds warmth and contrast to the elegant off-white upper cabinets. A farmhouse sink provides both style and practicality for handling larger pots and pans, while the window above offers a peaceful view of the spacious backyard. Ample cabinetry ensures plenty of storage, with room to expand if desired. The dining area comfortably accommodates gatherings of eight and flows effortlessly into the living room, where a sleek electric fireplace creates a welcoming focal point. Above the fireplace, a perfectly framed niche offers space for artwork or a mounted television, complemented by wood shelving with integrated lighting. The living room provides a backdrop of large windows that fill the space with natural light. The main level has three bedrooms, including a primary retreat with a convenient 2-piece ensuite and walk-in closet, along with two additional bedrooms located near the stylish 4-piece bathroom. The fully developed basement expands the living space with a large family room and an impressive games and entertainment area complete with a modern wet bar that could rival

any downtown lounge. A generous fourth bedroom comfortably fits a king-sized bed with nightstands, and a contemporary 3-piece bathroom completes this level. Outside, the large backyard offers mature trees and a welcoming outdoor space featuring a concrete patio and Rundle rock firepit area&mdash;perfect for relaxing evenings or entertaining. Additional features include Central A/C, and an extra-wide double detached garage adds convenience and functionality. Situated in the established community of Canyon Meadows, this home offers excellent access to nearby schools including Canyon Meadows Elementary, St. Catherine Elementary, Robert Warren School, and Dr. E.P. Scarlett High School. Residents enjoy exceptional amenities such as Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, the Canyon Meadows Aquatic & Fitness Centre, Trico Centre for Family Wellness, Southcentre Mall, and Willow Park Village. Commuting is effortless with convenient access to Macleod Trail, Anderson Road, and Stoney Trail, along with a short walk to the Canyon Meadows LRT Station.