

**356 Cannington Place SW**  
**Calgary, Alberta**

**MLS # A2297205**



## \$899,900

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Lands		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to an exceptional offering in the highly sought-after community of Canyon Meadows. Ideally situated on a quiet street and backing onto a serene green space, this impressive two-storey residence offers over 2,900 sq ft of beautifully developed living space and a rare sense of privacy with no rear neighbours. Thoughtfully designed for both everyday living and refined entertaining, this home features 5 spacious bedrooms and 3.5 bathrooms. The main level showcases an elegant open-concept layout, highlighted by a well-appointed kitchen, formal dining room, and expansive family room with a cozy fireplace. A sun-filled living room with oversized windows creates a warm and inviting atmosphere throughout. The functional laundry room is enhanced with built-in cabinetry and convenient side access to the yard. Upstairs, the generous primary retreat offers a beautifully renovated 3-piece ensuite, while two additional bedrooms share a tastefully updated 5-piece bathroom—perfect for family living. The newly renovated, fully developed lower level elevates the home even further, featuring a large recreation room, two additional bedrooms, and a stylish 4-piece bathroom—ideal for guests or multi-generational living. Set on a mature, landscaped lot, the outdoor space is equally impressive, complete with an oversized attached double garage, new poured concrete side yards, and patio stone detailing. Backing directly onto a peaceful park, this property offers a tranquil setting with uninterrupted views and exceptional privacy. Perfectly positioned near top-rated schools, parks, pathways, shopping, and transit, this distinguished home combines timeless comfort with an unbeatable location—an outstanding opportunity for the discerning buyer.