

**976 Canaveral Crescent SW
Calgary, Alberta**

MLS # A2241648



\$1,080,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	1969 (56 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Cabinets/desk in basement room where freezer is located.

**** Open House Saturday July 26 2-430pm**** You didn't come here looking for average. Tucked into Canyon Meadows, this 6 bedroom, 3.5 bathroom standout delivers over 3,000 sq.ft. of finished space, a backyard that hits hard, and the kind of layout that adapts to real life - big families, guests, hobbies, chaos, calm... it's built for all of it. The kitchen means business. Gas range. Premium appliances. Massive island. Fully renovated and designed for actual living—morning coffee, midnight snacks, and everything in between. Engineered hardwood flooring keeps things grounded, while a classic wood-burning fireplace brings just the right amount of cozy. Upstairs, you'll find four bedrooms, including a primary suite that gives quiet luxury energy. Blackout blinds in all the right places. Downstairs, the finished basement adds two more bedrooms, a full bath, and flex space that can be whatever you need. A guest suite, teenage hideout or movie den, you name it. But let's talk backyard. East-facing, sun-drenched mornings, and city views that show up even better in person. The down sloping yard with tiered landscaping makes everything feel wide open and private. A composite deck is perfect for BBQs, wine nights, and quiet mornings when the world hasn't caught up to you yet. And then there's the garage. Oversized. Heated. 10-foot ceilings. Wall-to-wall storage. It's more than a place to park, it's your gear vault, workspace, or escape pod. Whatever you need it to be. Additional upgrades include: • air conditioning • soft water system • new fencing • natural gas BBQ hookup • light-filtering blinds on the main floor And yes, it's all tucked into one of Calgary's most connected communities, just minutes from Stoney Trail, Deerfoot, 14th Street, and Macleod. Fast commutes. Easy

access. No drama. This isn't just another house. This is the one people wish they waited for. You just got here first.