

12519 Cannington Way SW
Calgary, Alberta

MLS # A2272554



\$699,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Enclosed		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Other, Private, Rectangular		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Dry Bar, High Ceilings, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: All TV Mounts, 2X Freezers in Laundry Room, Backyard Shed, Natural Gas Garage Heater, Hot Tub in Basement, In-Ground Sprinkler System, Security System w/ 6 Cameras (Unmonitored)

WOW! Situated on an immaculate 58' x 110' lot in an incredible location directly across from Babbling Brook Park, this former showhome is truly one-of-a-kind! Offering 3 bedrooms + den, and 2.5 bathrooms in 2,265 sq. ft. of fully developed living space, the home exudes pride of ownership! Thoughtful upgrades/updates at every turn here, including: vinyl windows (2022, main floor), furnace (2021), hot water tank (2022), asphalt shingles (2013), kitchen skylights (2017), attic insulation (2011), water softener system, stucco exterior (1999), new vinyl plank/tile flooring, some newer appliances, a wood-burning fireplace (with gas assist) and soaring vaulted ceilings. Outside, you will find a private, fully fenced, west-facing backyard that is a true sanctuary, featuring an expansive covered/enclosed patio with gas BBQ hookup and large storage shed. The front and back yard have been meticulously landscaped to include raised garden beds and an in-ground sprinkler system. The heated, oversized double garage is equipped with 220V wiring and is accessible via the rubber-paved driveway (brand new paving completed in summer 2025). Close to all amenities, this mint-condition property is a rare find—don't miss out on this exceptional opportunity. Call today!