

736 Canfield Place SW Calgary, Alberta

MLS # A2339610



\$765,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Wall Mounted TV Brackets, Garage Heater, Freezer in Laundry Room, 4 exterior Security Cameras, Garden Sheds, Framed Mirrors in Bathrooms.

Welcome to 736 Canfield Place SW, a meticulously maintained and thoughtfully updated four bedroom, three bathroom bungalow style home on a rare, oversized pie lot in the highly sought after SW Calgary community of Canyon Meadows. Homes in this key hole Cul De Sac are rarely offered for sale. Ideally located minutes to Fish Creek Park, South Center, Schools from K-12, Rockyview Hospital, and the LRT. The main level offers a spacious living room that flows naturally into the dining area, which features an electric fireplace, creating a warm and functional layout for everyday living and entertaining. The kitchen is a true highlight of the home, thoughtfully designed for both function and connection. It features granite countertops, ample custom cabinetry, upgraded appliances including an induction stove, and excellent flow directly into the dining room. Three generous bedrooms on this level provide excellent flexibility, including a spacious primary retreat with a beautifully renovated two-piece ensuite. The secondary bedrooms have been thoughtfully reimagined offering desirable main floor bedroom space for children or guests conveniently located near the three piece main bathroom featuring a gorgeous tiled shower. The fully developed lower level adds significant flexibility. A large family room offers generous space for movie nights, games, or a second living area. The additional fourth bedroom is complemented by a thoughtfully designed bathroom with a private vanity just down the hall. A spacious laundry area and ample storage complete the level. The outdoor space is equally impressive. A long paved driveway, rear gated RV parking, and a fully fenced yard provide exceptional usability of the lot. Mature trees and established landscaping create a sense of privacy and permanence. The heated garage further enhances the functionality of the property offering excellent space

for parking, workshop use, hobbies, or organized storage. Additional features include air conditioning, exterior security cameras, and thoughtful storage throughout. Within walking distance to parks, playgrounds, schools, shops, restaurants, and Fish Creek Provincial Park, this property offers space, character, and flexibility in one of SW Calgary's most desirable communities.