



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1340 116 Avenue SW
Calgary, Alberta

MLS # A2226269



\$975,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Cedar, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to Canyon Meadows Estates—where mature trees, wide streets, and a strong sense of community define the neighbourhood. This traditional two-storey home is ideally situated, backing onto a tranquil park with lush green space and established landscaping that offers year-round beauty and privacy for you and your family. As you drive into the generous driveway, you're welcomed by a spacious and inviting entryway. Inside, the layout immediately feels established and purposefully designed. To the left, you'll find an elegant and private living room featuring a large picture window that frames the front yard—offering a clear, unobstructed view of mature trees and open space with no neighbouring homes in sight. To the right of the entrance, a formal dining room awaits—versatile and refined, perfect for hosting gatherings or enjoying quiet meals in a private setting. Upstairs, there are 4 good-sized bedrooms. The primary suite offers comfort without excess, while the additional rooms give flexibility for family or guests. The lower level is fully finished with a 5-bedroom, spacious recreation area, office or games space, and a full bath—ideal for growing families or multi-use needs. Now, let's talk about the backyard. There is a huge multi-level deck that captures both sun and shade—just waiting for your outdoor furniture and the rhythm of daily life. It's a space that feels calm and private. Whether you're entertaining or unwinding, this yard gives you options. The double attached garage is insulated and offers an 11-foot ceiling—room for storage, bikes, or a workbench. It also features a new garage door and Lux window, both installed in 2022. Other key upgrades include new soffits, fascia, and eavestroughs (2023); Lennox furnace (2006); and a hot water tank from 2018 with warranty.

to 2028. Appliances included: French door fridge, Bosch dishwasher, Samsung electric double oven, LG top-load washer/dryer and a direct line for your gas BBQ . This Location-wise, it's hard to beat. - You're within walking distance to schools, tennis courts, Canyon Meadows Aquatic & Fitness Centre, and Fish Creek Park. Transit options are close by with direct bus routes into downtown. Easy access to Anderson Road connects you swiftly to the Ring Road—opening the door to quick weekend getaways to the mountains or a stress-free commute across the city. This is a home that offers quality, location, and lifestyle—all in one of Calgary's most established areas. Come see what makes this home stand out in Canyon Meadows Estates