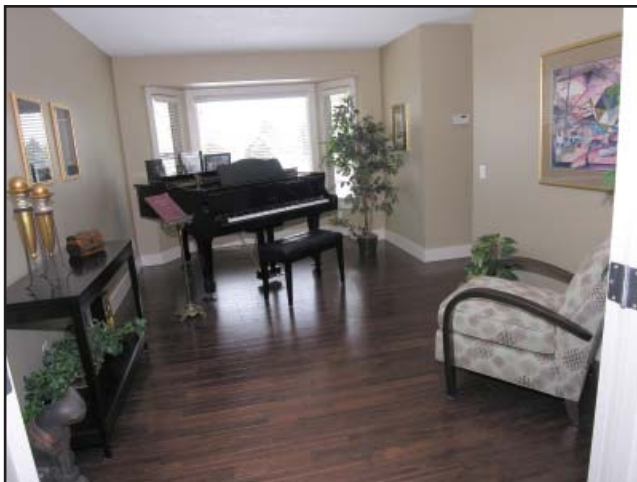




Gorgeous espresso stained cabinetry, stainless steel appliances, thick granite counters including the large island.



The size and spaciousness of this room, along with the fabulous windows at each end and the showpiece fireplace.



Hardwood flooring, an East-facing bay window, as well as double French doors add the finishing touch of elegance.

*Welcome to
1007 Cannock Road S.W.*



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Overview

The exceptional finishings and workmanship in this beautifully renovated home are rarely found in a property of this age and exceed anything found in the Estate area. Nestled in the district of Canyon Meadows, you will notice the attention to detail from the very first moment you approach this outstanding home. This is virtually a new home in a well-established mature district. Entering this home you'll be wowed by the hardwood flooring throughout the main floor, stairs, and upper level. This is complimented by the modern tile found in the bathrooms, kitchen and back entry/laundry room. This home has a classic center hallway designed floor plan with a formal dining room, huge living room and at the back of the home, the expansive kitchen and nook. All three levels are developed offering a total of six bedrooms with four on the upper level ... great for larger families. The ultra-modern kitchen has custom-built espresso stained cabinetry and solid granite counters including a granite-topped sizeable island. The showpiece gas fireplace, entirely surrounded by stone, can be enjoyed in the living room that's perfect for large gatherings.

Wrought-iron spindles add a dramatic flair to the central staircase leading you to the four upper level bedrooms, all of which are generously proportioned in size. The master bedroom features a luxurious ensuite with a separate shower tiled from the floor to ceiling.

These are just some of the features that you notice immediately - here are the ones that are less obvious but just as important. Both bathrooms on the upper level have in-floor heating and silent fans, all interior doors have been upgraded, and the majority of the windows have been replaced with Low E windows.

Located on a very quiet street, this home sits on a nicely-sized lot with a sunny West-facing backyard and beautiful mature trees. The location simply can't be beat! Less than a block off of Elbow Drive, you can easily walk to all levels of schools (including Spanish-bilingual) or to nearby Fish Creek - and there are two LRT stations just minutes away!

Kitchen & Dining Area

Meal preparation is a breeze in this ultra-modern kitchen, offering the gorgeous espresso stained cabinetry, sparkling stainless steel appliances and gorgeous granite counters including the large island with an extended flush breakfast bar. The kitchen area has updated tile flooring which connects to the hardwood in the nook. An entire wall of extra cabinetry provides you with much desired extra storage space. Enjoy the freedom to entertain and cook as your guests relax in the casual eating area. The kitchen and dining area are functional yet have the balance of beauty, comfort and convenience. Parents will enjoy watching their kids playing in the fully fenced backyard viewed through the large window located directly above the sink or the bay window in the nook. Don't miss the convenience of having the ample closet space and door to the patio just beyond the dining area allowing you easy access to your bar-be-que and summer entertaining.

Living Room

The size and spaciousness of this room, along with the fabulous windows at each end and the showpiece fireplace - a true focal point - make this a lovely room to spend time in. The dramatic fireplace is surrounded by stone and has the convenience of gas. The room offers warmth and coziness but is spacious enough to showcase your finest furnishings. In addition, the hardwood floors throughout most of the main level offer practicality in its easy care and elegance in its feel and colour. This is what homeowners have come to expect today in homes of this quality.

Dining Room

Currently being used as a piano room, it is located directly beside the kitchen - very convenient for dinner parties. This room also boasts more lovely hardwood flooring and an East-facing bay window, as well as double French doors to add the finishing touch of elegance.

Bedrooms - 4

We know you will be please with the size of all four of these spacious bedrooms. The master bedroom has a luxurious and private en-suite with a separate shower stall featuring tiled flooring extended to the ceiling, and notice the lovely cabinets and designer sink. Enjoy a glass of wine or your morning coffee on your private West-facing second floor deck directly off the bedroom/office across the hall. You will also appreciate the ample closet space in all of these bedrooms as well as in the upper hallway.

En-Suite and Bathrooms

The privacy that all of these bedrooms offer is very desirable; one saved for your short term guests on the main floor; the main bath on the upper floor for your family; your en-suite for your exclusive use; and the full bath on the lower level for your out of town guests. Both bathrooms on the second floor have heated floors, silent fans and painted ceilings.

Lower Level

Renovated at the same time, the lower level is virtually new and has a sizeable family room large enough to house an exercise room and TV room. There are also another two bedrooms, perfect for the teenage of the house wanting their own space and one left over for guests and additional storage.

Conclusion

If you're looking for a large family home, fully developed and exquisitely finished with the finest of designer feature and craftsmanship, then this is truly the house for you. The well established community of Canyon Meadows is very desirable and has easy access to major thoroughfares, schools, parks, shopping, restaurants - you name it, it's close by! To view a virtual tour of this property or for more information and picture, go to my website at www.calgaryconnection.com or contact Real Phaneuf at 249-4322.