

Agents:

REAL PHANEUF

Status: Active
Occupancy: Seller
Type: MLS
Lock Box: Leni
Appointment: Realtor

Royal LePage Foothills
Bus: 249-4322
www.calgaryconnection.com
E-mail: rphaneuf@rlfoothills.com

Rooms: 9
Bedrooms: 4 up + 2 down
Bathrooms: 3 Full + 1 Half
Taxes: (07) \$2621.86
Possession: 90 Days or Negotiable

Address:

1007 Cannock Rd. S.W.

District: Canyon Meadow
Number: C125
Plan 6052JK Block 15 Lot 28

Home Size: 2356 sq. ft. 218.9 sq. m.	Floor Finish: Hardwood, Tile, Carpet	Price: \$579,900
Age: 1969	Heat: Forced Air	Dwnpmt: \$579,900
Lot: R-C1	Landscaped: Beautifully	Mortgage:
Lot Size: 18.8 x 30.5	Fireplace: Gas Insert & Wood burning	Interest:
Style: 2 Storey	Basement: Fully Finished	Matures:
Parking: Double Attached	Ext. Finish: Stucco, Wood	L.I.:

Living Room: (M) 20'9" x 15'	Bedroom: (U) 9'8" x 11'6"
Dining Room: (M) 12' x 9'7"	Office: (L) 8'10" x 10'10"
Kitchen: (M) 13'8" x 12'	Bedroom: (L) 9'8" x 9'8"
Family Room: (L) 20' x 13'10"	Bedroom: (L) 9'8" x 9'8"
Mstr. Bedroom: (U) 14'10" x 9'5"	Playroom: (L) 9'8" x 9'8"
Bedroom: (U) 7'10" x 11'	Bathrooms: 4 piece upper, 3 piece Lower

Included in Price: Fridge, Stove, Built-in Dishwasher, Garage door opener and two controls and all window coverings, Central Air Conditioner

Highlights & Special Features: *This home is beautifully updated and will not disappoint. Bright and cheery, each room is saturated with natural light it is the perfect family home offering a total of six bedrooms four of them upstairs, a formal living room and dining room, all generously proportioned. The gorgeous rich espresso stained hardwood flooring is found throughout the main and upper floors, and heated tile flooring in the bathrooms. The kitchen is stunning has an abundance of cabinetry, an extended countertop and ceramic tile flooring that compliments the back splash and a west-facing window over the double sink. The updated flooring on the two lower levels is the ever-popular and durable berber carpeting. The spacious third level has a large family room, den and access to the backyard. We also offer a recently installed in 2007 Central Air Conditioning. Note that the entire interior and exterior of the home has been recently painted in rich designer colours. The landscaping is superior with flower beds brimming with perennials and shrubs, surrounded by layered shale. We also have two decks, one to the front of the home and one to the rear of the home to enjoy the East and West exposure of this home. This is an exceptional family home. To view a virtual tour, further information and additional pictures go to www.calgaryconnection.com or contact Real Phaneuf at 249-4322.*