

12003 Elbow Drive SW
Calgary, Alberta

MLS # A2223720



\$774,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,188 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher (lower level as-is)

OPEN HOUSE: SATURDAY, May 24 2:00 - 4:00 pm. Imagine this: your kids walk to school every morning—no carpool stress, no racing the bell. After dinner, you all hop on bikes and cruise through Fish Creek Park, just over a kilometre from your doorstep. Weekends? They're for backyard BBQs, impromptu gatherings, and game nights in your bright, open home that's built for entertaining. Welcome to life in Canyon Meadows—where "community" isn't just a buzzword, it's how you live. This updated 4-level split offers over 2,200 sq ft of functional, family-friendly space. With multiple living areas, a sunny backyard, and a double detached garage off a paved lane, you've got room to grow, breathe, and live your best life. The lot is beautifully treed and landscaped, and you're within walking distance to 4 schools (K-12), tennis courts, a fitness centre, and swimming pool. Every errand, every activity, everything you need—it's all right here. This isn't just a house. It's the kind of home where memories are made, kids grow up happy, and dinner with friends turns into late-night laughter on the deck. **WELCOME HOME!**