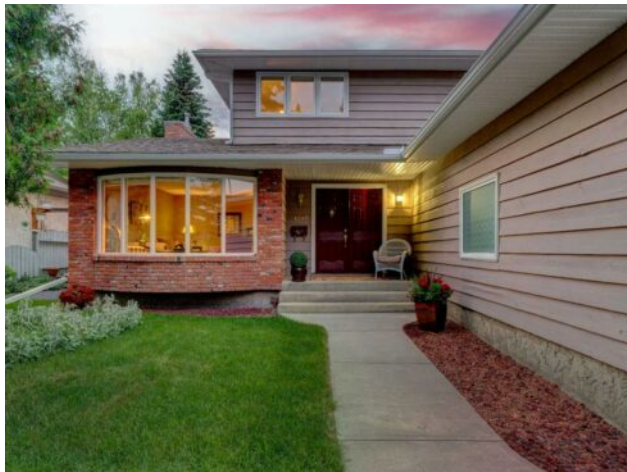


**1340 116 Avenue SW**  
**Calgary, Alberta**

**MLS # A2226269**



**\$975,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters		

**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&mdash;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&mdash;all in one of Calgary's most established areas. Come see what makes this home stand out in Canyon Meadows Estates