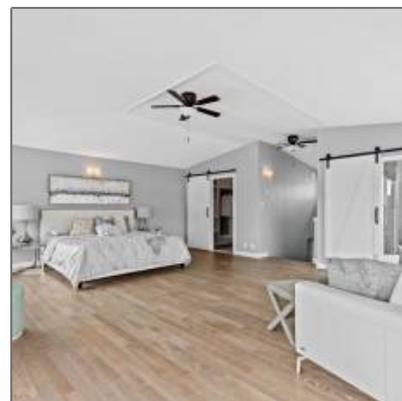
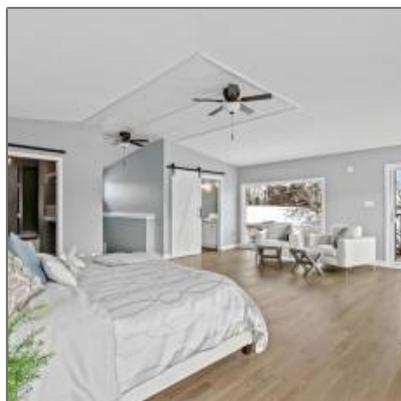


# Single Family House For Sale

2,068 Sqft - 715 118 Avenue SW, Calgary, Alberta, Canada T2W0E6



## Property Description

Stunningly renovated from top to bottom and located on a corner lot in the family-oriented community of Canyon Meadows. You will be impressed by the perfect combination of dramatic design with everyday practicality. The open floor plan is flooded with natural light streaming in from all of the oversized windows illuminating the new hardwood floors. The inviting living room is open to both the elegant dining room and gourmet kitchen providing seamless conversations between all rooms. Culinary adventures await in the new sophisticated kitchen boasting granite countertops, center island, stainless steel appliances and endless neutral cabinets. The pièce de résistance is the massive master suite that takes up the entire upper level. Encased in windows that lead to the wrap-around deck, grand tall ceilings with designer details, swoon-worthy walk-in closet and glamorous 5pc ensuite make this an indulgent retreat, leaving you feeling spoiled daily. The main level is home to two more spacious bedrooms one with its own private ensuite, an additional 4pc bathroom and a fantastic tucked away den for working from home - all finished in the same designer style as the rest of the home. The grandeur continues in the fully finished basement with copious amounts of space for movies in the family room or games in the rec room with wet bar and beverage fridge so you dont have to go upstairs to refill your drink or

## Basic Details

Property Type:	<b>Single family</b>
Listing Type:	<b>For Sale</b>
Residential Type:	<b>House</b>
MLS® #:	<b>A1058521</b>
Price:	<b>\$600,000</b>
Beds:	<b>4</b>
Baths:	<b>4</b>
Rooms:	<b>Register to View</b>
Half Baths:	<b>1</b>
Sq Ft:	<b>2,068 Sqft</b>
Year Built:	<b>1970</b>
Lot Area:	<b>483 m<sup>2</sup></b>

grab a snack! A 4th bedroom, another 4pc bathroom and tons of storage complete this level. This alluring home also boasts several outdoor spaces to enjoy the peaceful, mature community from the wrap-around balcony to the private yard, you'll be relaxing in the tranquillity in no time. The double attached garage is heated with workspace, ideal for getting all of your projects done in any season. No detail was left out of the renovation of this amazing home in an unsurpassable location mere minutes to Fish Creek Park, LRT, ice rink, sports courts, aquatic & fitness center and all major thoroughfares including the new ring road!  
(id:15472)

## Location

Street Number:	<b>715</b>
Street:	<b>118</b>
Country:	<b>CA</b>
Province:	<b>AB</b>
City:	<b>Calgary</b>
Postal Code:	<b>T2W0E6</b>
Longitude:	<b>W115° 55' 33.4"</b>
Latitude:	<b>N50° 56' 49.4"</b>
Site Influences:	<b>Golf Course, Park, Playground, Recreation Nearby</b>

## Property [Rooms](#)

 Family room (17.83 Ft x 17.75 Ft)	 Other (15.25 Ft x 11.42 Ft)
 Laundry room (11.17 Ft x 9.75 Ft)	 Workshop (10.00 Ft x 8.58 Ft)
 Furnace (4.92 Ft x 4.08 Ft)	 4pc Bathroom
 Living room (20.00 Ft x 11.00 Ft)	 Kitchen (12.83 Ft x 12.17 Ft)
 Dining room (9.00 Ft x 9.00 Ft)	 Den (15.42 Ft x 9.00 Ft)
 Foyer (5.00 Ft x 5.00 Ft)	 Other (7.00 Ft x 3.83 Ft)

- |  |   |
|--|---|
|  Bedroom<br>(13.58 Ft x 11.17 Ft)         |  Bedroom<br>(13.00 Ft x 8.83 Ft) |
|  2pc Bathroom                             |  4pc Bathroom                    |
|  Primary Bedroom<br>(22.25 Ft x 18.25 Ft) |  5pc Bathroom                    |

## Agent Info

---



Klein Group Real Estate  
✉ [exclusive@kleingroup.com](mailto:exclusive@kleingroup.com)

604-684-8844 - #204-345 Robson Street Vancouver, BC V6B 0H3

---

