



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

16 Cantrell Bay SW
Calgary, Alberta

MLS # A2214860



\$714,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to 16 Cantrell Bay SW, a rare gem tucked into a peaceful cul-de-sac in the heart of Canyon Meadows. This beautifully updated home blends thoughtful design with timeless charm and a backyard oasis that feels like your own private retreat. Surrounded by mature trees, the backyard is a sanctuary where robins sing from the crab apple tree as you sip your morning coffee. Should a shower roll through, simply close the automated pergola and continue enjoying the serenity. Deer may even stop by on their morning stroll back to Fish Creek Provincial Park. Inside, this home offers the perfect blend of space and function. A rare layout features four spacious bedrooms upstairs, ideal for families, plus a fifth bedroom in the fully developed basement complete with its own private en-suite. Whether for guests, extended family, or a home office, this flexible space delivers comfort and privacy. The main floor is open and inviting. A thoughtfully redesigned kitchen flows seamlessly into a cozy sunken family room, perfect for games night or relaxing by the real wood-burning fireplace. A separate dining area and an additional living room complete the ensemble, offering versatile spaces for everyday living and entertaining. Kids can run freely from the backyard to the front yard before heading off to one of three highly regarded schools nearby. When it's time to unwind, enjoy nearby access to the world-renowned Canyon Meadows Golf Course. All amenities, transit, and conveniences are just minutes away. Don't miss your chance to own this rare offering in one of Calgary's most desirable communities. Schedule your private showing today. This is the one you've been waiting for!