



GRASSROOTS
REALTY GROUP

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**168 Cantrell Drive SW
Calgary, Alberta**

MLS # A2225611



\$839,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,438 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE Saturday Aug 16 (2-4 pm) Welcome home to your BEAUTIFULLY RENOVATED home in Canyon Meadows. OPEN, BRIGHT, and SPACIOUS, your home is very functional with MAIN FLOOR LAUNDRY right off the HUGE OPEN CONCEPT KITCHEN, which overlooks your stylish living room with a GREAT VIEW. Down the hall is your PRIMARY SUITE, with an ENORMOUS ENSUITE BATHROOM and your own PRIVATE BALCONY where you can retreat from the world. Your WALK-OUT basement is beautifully developed with two extra bedrooms, a full bath, and LARGE and BRIGHT FAMILY ROOM. You have a VERY LARGE BACK YARD with a double garage and RV Parking. You only have neighbors on ONE side of your property, giving you lot's privacy. This gorgeous home is priced to sell & don't miss out!