



**GRASSROOTS**  
REALTY GROUP

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**307 Cantrell Place SW**  
**Calgary, Alberta**

**MLS # A2233767**



**\$739,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** Dryer Pedestal, Washer Pedestal, Shed

WELCOME TO THIS BEAUTIFUL WELL MAINTAINED 4-bedroom, 2-bathroom BI-LEVEL HOME nestled in the sought-after community of CANYON MEADOWS. Offering over 1,890 square feet of DEVELOPED LIVING SPACE, this residence combines comfort, style, and functionality in a FAMILY FRIENDLY NEIGHBORHOOD. Situated on a PEACEFUL CUL-DE-SAC, this secluded home BACKS ONTO A PATHWAY, providing unmatched privacy and an ideal setting for outdoor activities and relaxation. The SPACIOUS 5,716 sq.ft. LOT boasts a lush, landscaped backyard with mature trees, a garden area, and a convenient irrigation system, all on a flat, SOUTH-FACING BACKYARD perfect for entertaining or enjoying quiet evenings. Inside, you'll find a RECENTLY RENOVATED home in superb condition, with NEWER WINDOWS and RECENT FRESH PAINT THROUGHOUT. The kitchen FEATURES GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES including a GAS RANGE and a tile floor. The upper level offers LARGE BEDROOMS with a charming BAY WINDOW in the living room, creating a bright and inviting atmosphere. Additional highlights include a DOUBLE ATTACHED GARAGE, CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a recently added covered COMPOSITE DECK and SHADED PATIO ideal for outdoor lounging. The house boasts a solid structure with no slants, squeaks, or deterioration, and recent upgrades like a new roof (8 years old), newer furnace and air conditioning, and a dual wood-burning/gas fireplace in the family room add to its appeal. Located conveniently near major highways such as McLeod Trail and Deerfoot Trail, commuting is a breeze. Excellent schools, including E.P. Scarlett High School, are nearby, making this home perfect for families seeking a friendly community with top amenities. This home

is in excellent condition, offering a blend of modern updates and classic charm&mdash;ready for you to move in and make it your own. Don&rsquo;t miss this fantastic opportunity to live in one of Canyon Meadows&rsquo; most desirable neighborhoods!