



GRASSROOTS
REALTY GROUP

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**534 Cantrell Drive SW
Calgary, Alberta**

MLS # A2236644



\$620,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

We're proudly presenting this amazing opportunity in Canyon Meadows! A 4-bedroom, 2-bath beautiful bungalow that offers 2,336ft² of total space on a huge yard with no neighbors behind. The lot just keeps going at 155' deep you have the main area, and the property line sprawls to the "back 40" with a private forest-like area to the sound wall. This is a unique lot, and you'd have to see it to believe it. Inside you'll find a renovated kitchen, granite counters, with high-end stainless-steel appliances. Most of the home has seen new LVP flooring, fresh paint, and lighting updates. As well as updated vinyl windows, a high efficient furnace, updated roof and an oversized single detached garage (26' x 16'). The driveway is long and will accommodate additional parking or even trail parking if it suits you. Located just steps from the C-train station, schools, shopping, and playgrounds — it's the perfect blend of convenience and comfort! We'd love to accommodate your showing requests and needs, and we're really excited to find the next proud owner of this perfect bungalow in Canyon Meadows.