



GRASSROOTS
REALTY GROUP

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523 Cantrell Drive SW
Calgary, Alberta

MLS # A2246622



\$789,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,852 sq.ft.	Age:	1973 (52 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Cork, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Refrigerator in the basement Furnace room

Welcome to this beautifully updated 6-bedroom, 4-bathroom home nestled in the sought-after community of Canyon Meadows. Situated on a generous 7,717 sq ft corner lot. Living at 523 Cantrell Drive SW means enjoying the perfect balance of urban convenience and natural beauty. You're just steps away from transit, shopping, recreational facilities, and one of Calgary's prime green spaces. The home features three bedrooms on the second floor and three additional bedrooms in the fully developed basement, providing ample room for families of all sizes. Enjoy three full bathrooms and a convenient half-bath on the main floor. Recent upgrades include a modernized kitchen, refreshed bathrooms, high-efficiency furnace, central air conditioning, newer windows, updated paint, and a new roof (2023). Step outside onto the large, low-maintenance deck, perfect for entertaining or relaxing in your private backyard oasis. This is a rare opportunity to own a well-maintained and move-in-ready home in one of Calgary's most established and nature-connected neighborhoods. Don't miss out!