



GRASSROOTS
REALTY GROUP

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128 Cantrell Place SW
Calgary, Alberta

MLS # A2277852



\$669,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,380 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Driveway, Front Drive, Off Street, Outside, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Private, See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Wet Bar		
Inclusions:	N/A		

*** OPEN HOUSE: Sunday, January 11, 2:00-5:00PM *** WOW! Welcome to 128 Cantrell Place in Canyon Meadows, SW Calgary! This beautifully renovated, one-of-a-kind bungalow is situated on an incredible lot, on a quiet cul-de-sac, and boasts 2,400 square feet of fully developed living space, with 5 bedrooms and 3 bathrooms! The freshly remodelled open-concept main floor features 3 bedrooms, 2 bathrooms (including an ensuite with walk-in shower in the primary bedroom), modern kitchen (with brand new stainless steel appliances, quartz countertops and bright white shaker-style cabinetry), sunken living room (with electric fireplace and built-in cabinetry/shelving), sizeable dining room, main floor laundry, and ample storage/closet space! The newly and fully finished basement, with private separate side entrance, showcases an illegal basement suite with kitchenette, living/recreation room, 2 bedrooms, den/flex room, full bathroom, washer laundry hookup in the mechanical room, and an abundance of additional storage/closet space! Other noteworthy improvements here include: new vinyl windows, new exterior paint, new deck off of the kitchen (overlooking the backyard), and custom closet organizers in all the main floor bedrooms. This renovation was tastefully and seamlessly completed with consistent and matching finishings throughout! The spectacular west-facing front yard hosts an extra long driveway suitable for up to three vehicles (with plenty of room for a future garage), and the exquisite east-facing backyard is fully fenced and private, with two wooden decks for outdoor relaxation and entertaining! This property is located in the heart of Canyon Meadows, with close proximity to parks, playgrounds, schools, shopping, and public transit. Don't miss out on this rare opportunity, call today!

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