



GRASSROOTS
REALTY GROUP

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820 Cantrell Place SW
Calgary, Alberta

MLS # A2278405



\$749,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,362 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Crown Molding, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: Three TVs and wall mounts. Two wardrobes in second bedroom on main level and one wardrobe in basement bedroom. Additional microwave. Additional refrigerator.

This extensively renovated home is perfect for a family or empty nesters alike, nestled in the serene community of Canyon Meadows, located on a very quiet cul-de-sac in the heart of the district away from busy roads, yet allowing quick access to Fish Creek Provincial Park, walking paths, Canyon Meadows Golf & Country Club, Southcentre Shopping Centre, great schools, community swimming pool, and close to C-Train for easy commute to downtown. The open concept living room & dining room & kitchen areas are abundant with expansive newer double pane windows allowing light to pour inside. Neutral tones and vinyl flooring throughout the main floor flow seamlessly through the three bedrooms and fully renovated bathrooms. This clean esthetic brings this classic bungalow into the modern era with style and elegance. Step through the front door and into the open concept dining area, ideal for family dinners. The fully renovated kitchen features a granite waterfall island, high end finishes, beautiful soft-close cabinetry with clever storage to hide the microwave and ample storage for the chef in the family. While preparing meals in this amazing kitchen, enjoy the view out to the backyard while attending to guests in the dining area and family room. Everyone will gather in the adjacent family room to watch TV or hang out in front of the cozy wood fireplace. The large primary bedroom has room for a sitting area, and includes a 3-piece ensuite. Two kid-sized bedrooms and a second full bathroom complete the main floor, allowing options for work from home, room for children, or guest bedrooms. The fully developed basement offers another 835.56 SF of developed living space including a recreation room, second wood fireplace, kitchenette / bar for entertaining, bedroom, bathroom, and ample storage. This is an awesome area to kick back and enjoy.

Recent renovations include kitchenette / bar, newer furnace, hot water tank, and water softener. Outside, the pie-shaped back yard provides a large grass area for the pets to run free, as well as a patio area, multi-level decks, ample built-in seating areas, and even a place to hang your hammock. This yard is ready for BBQs; a welcoming place to layback, relax and enjoy the serene lifestyle of Canyon Meadows. This is a fantastic opportunity. The renovations are too numerous to list. Don't miss out, book your showing today!