



**GRASSROOTS**  
REALTY GROUP

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**328 Cantrell Place SW**  
**Calgary, Alberta**

**MLS # A2279411**



**\$889,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Front, Oversized, Shared		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Pie Shap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSE- SATURDAY NOV 22 - 2-4PM\*\***Welcome to this beautiful, newly renovated 4-bedroom, 3.5-bath bungalow in the heart of Canyon Meadows, where timeless design meets modern luxury. Every inch of this home has been thoughtfully updated inside and out—including the wiring, plumbing, hvac, and the beautiful, low-maintenance landscaping—creating a move-in-ready retreat on a quiet cul-de-sac in one of southwest Calgary's most established communities. Step inside and immediately feel at home in the bright, open-concept main living area. The foyer features a built-in bench and stylish tile flooring, setting a welcoming tone that flows into the spacious living room, complete with a sleek gas fireplace and rich hardwood flooring throughout the main level. The kitchen is a showstopper, designed for both function and style with an abundance of cabinetry, quartz countertops, wall oven, and a massive central island with a cooktop and separate prep/veggie sink—perfect for entertaining or everyday family life. Two bedrooms on the main level include a luxurious primary suite, featuring a spa-inspired ensuite with a freestanding soaker tub, walk-in shower with rainhead, and custom walk-in closet with built-ins. The second bedroom includes a built-in armoire, making it ideal as a guest room or home office. A main-floor laundry room adds everyday convenience. The fully finished basement expands your living space with a huge open recreation area, a wet bar, and two additional large bedrooms, each with custom closets. This level also features two bathrooms—a convenient 2-piece powder room and a 3-piece bath with a walk-in shower—making it perfect for family and guests alike. Outside, the attention to detail continues. The yard is fully landscaped with easy-care design, built-in planters, and a large

deck for outdoor dining and relaxation. The oversized double detached garage provides plenty of room for vehicles, storage, or a workshop, while the shared extra-long driveway offers additional parking space. Canyon Meadows is a sought-after community known for its mature trees, beautiful mountain views, and strong sense of community. You're close to Canyon Meadows Golf and Country Club, Fish Creek Park, and a wide range of schools, shops, and amenities. With quick access to major routes and public transit, it's easy to get wherever you need to go—while still enjoying the peaceful charm of this established southwest neighbourhood. Elegant, functional, and move-in ready—this home perfectly combines modern comfort with the warmth of a mature Calgary community.