



**1032 Cantabrian Drive SW
Calgary, Alberta**

MLS # A2301520



\$799,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,372 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Storage		

Inclusions: None

Welcome to the desirable community of Canyon Meadows, ideally located within walking distance to schools of all levels, the community pool, LRT, shopping, and more. This spacious bungalow offers over 1,370 sq ft on the main level and showcases pride of ownership with numerous updates over the years, including newer windows, lighting, kitchen, flooring, furnace, hot water tank, and a fully developed basement. The inviting open floor plan with vaulted ceilings features an updated kitchen with granite countertops, ample cabinetry, and generous counter space, flowing into the dining and living areas—perfect for everyday living and entertaining. The main floor offers four bedrooms, including a large primary suite with a 3-piece ensuite, along with a 4-piece main bathroom. The fully developed lower level adds even more living space with a rec room, additional bedroom, laundry area, storage, and a spacious utility room. Outside, enjoy a beautifully maintained exterior with an oversized single attached garage, a new deck (10'9" x 23'9"), new eavestroughs with leaf guards, and a landscaped, fully fenced yard—this move-in-ready home is in a prime location, so book your private showing today!