



**108 Cantree Place SW
Calgary, Alberta**

MLS # A2153862



\$748,888

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Level, Street Lighting, Private, Vie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Renovated top to bottom! This Canyon Meadows bungalow is move in ready. Entering the home you are welcomed with a bright, open floor plan featuring stunning details throughout. The kitchen is a dream with brand new stainless steel appliances, gleaming quartz countertops, tons of storage and huge island. The living space has a beautiful feature wall with custom built-ins surrounding the updated fireplace. The main floor is the perfect space for family gatherings and entertaining alike. 2 PRIMARY Suites on the main floor have impressive en-suites and walk-in closets with closet organizers. The lower level has a ton of additional space, 2 bedrooms and a bath. The recreation/family area could be used in so many ways. Rec room, theatre area, games room and more. A custom built in wet bar is another exiting addition to the space. An additional separate entrance to the lower level adds extra convenience. The back of the house has a nice open yard with deck and features a detached single garage with additional parking space. This home truly must be seen to be appreciated! The attention to finishing and details is superb. Canyon Meadows is one of Calgary's most established communities. Enjoy access to the expansive Fish Creek Park and its never-ending path and trail network. Great schools, all amenities and convenient access to major routes in the city. Motivated seller! Incredible investment opportunity.