



GRASSROOTS
REALTY GROUP

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459 Cantrell Drive SW
Calgary, Alberta

MLS # A2204813



\$725,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,685 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Washer & Dryer in basement

Located on a quiet street in Canyon Meadows, this beautiful one of a kind custom two-storey home offers over 2,600 sq. ft. of developed living space, including the fully suited basement (illegal) renting for \$1,200 per month. Home Backs directly onto green space with stunning park views and incredible privacy. Designed with comfort, flexibility, and sustainability in mind, the home features 4 spacious bedrooms and 3 full bathrooms, including a main floor bedroom and full bath—ideal for guests or multi-generational living. The main floor boasts oak hardwood flooring, a vaulted living room with a cozy wood-burning fireplace, and newer triple-pane vinyl windows with reflective wrap, allowing for energy efficiency and abundant natural light. The bright, oversized kitchen offers plenty of prep space and flows seamlessly into the large dining area—perfect for hosting family gatherings. Main floor laundry adds daily convenience. Upstairs, the primary suite is a private retreat with its own balcony overlooking the park, a full ensuite, and ample closet space. The fully developed basement features a separate entrance and an illegal suite, complete with a gas fireplace, rainfall shower, and double jacuzzi tub, has its own SEPARATE laundry. Providing excellent flexibility for additional living or income potential. Outside, the private west-facing backyard is a serene escape, surrounded by mature landscaping and featuring a 5-person hot tub with updated spa pack—ideal for year-round relaxation. The home is powered by 2.6 kW solar panels with bi-directional metering, offering reduced utility costs and eco-friendly living. Additional highlights include a stucco exterior with great curb appeal, a single attached garage, and an oversized driveway. Vacuflow, Furnace UV light sterilization and electrostatic. Enjoy an unbeatable location, just steps from Fish Creek Park, all

levels of schools, Canyon Meadows LRT, public transit, and shopping. Whether you're looking for a family home or investment property, this is a rare opportunity to own a versatile, custom and energy-efficient home in a well-established community. Book your private showing today!