

\$699,900 - 232 Cantrell Drive Sw, Calgary

MLS® #A2111557

\$699,900

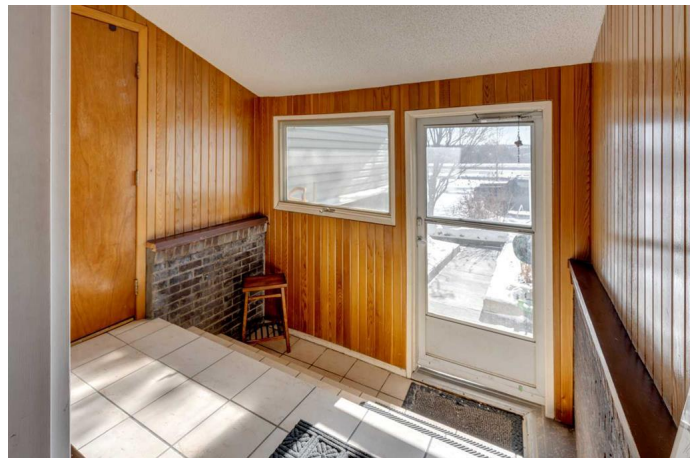
6 Bedroom, 3.00 Bathroom, 1,606 sqft
Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

--OPEN HOUSES, THIS SATURDAY MARCH 9th AND SUNDAY MARCH 10th 2-4PM--

Welcome to your established home nestled in the heart of Canyon Meadows, where function and comfort blend seamlessly with the beauty of Fish Creek Park right out your front door.

This well-situated property boasts a myriad of features designed to elevate your lifestyle. As you step through your separated mudroom with entry to the garage the 9ft ceilings and large floor-to-ceiling windows throughout allow natural light to flood every corner of this South-facing haven with views of Fish Creek Park. Three fireplaces, strategically placed throughout the home, provide both warmth and relaxation, offering the perfect backdrop for cozy gatherings. The heart of this home is a family's dream with upgraded stainless steel appliances, including a Thor Kitchen gas range, over-the-range hood fan, dishwasher, and a Fisher and Paykel refrigerator. The kitchen is illuminated by a solar tube, maximizing the use of Alberta's sunny days. A large, double, oversized apron sink and a pantry, ensure ample storage space. With six bedrooms and 2.5 bathrooms, this home is perfect for families of any size. The main level features three bedrooms, including a primary bedroom. Perfectly sized with windows to your backyard, a 2-piece ensuite, is easily convertible to a three-piece if desired, finished with 2 double closets. The basement includes two full-sized open rooms, three additional bedrooms with good-sized closets, and one



even with a walk-in closet. A full bath equipped with heated flooring and a large unfinished storage area with extra insulation adds versatility and functionality. Step outside to your personal private oasis, complete with a composite deck right off the second living room and brick patio. The backyard boasts a garden and fruit trees, perfect for green thumbs and nature lovers alike. The gas line for the BBQ makes outdoor entertaining a breeze. Also, the included shed in the backyard provides convenient storage for all your landscaping needs. Fully fenced with the majority being replaced with durable vinyl fencing. Recent updates, including solar panels (costing 27K), air conditioning, and roof (warranty included) all installed last year, with updated bathrooms ensures that this home is not only beautiful but also efficient and modern. With this home, you can walk 3 Minutes and be in Fish Creek Park. Canyon Meadows is the perfect location with South Centre Mall, The Fish Creek Library, Trico Centre, and Canyon Meadows Aquatic & Fitness Centre being 5 minutes away. Less than 10 minutes to all shopping needs like Shawnessy Shopping Centre, Willow Park, Township Shopping Center and even Buffalo Run Costco or 130th Shopping in 15 minutes. Don't miss the opportunity to make this your forever home!

Built in 1974

Essential Information

MLS® #	A2111557
Price	\$699,900
Sold Price	\$785,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,606
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	232 Cantrell Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Pantry, See Remarks, Solar Tube(s), Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Gas, Raised Hearth, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Other, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Street Lighting, Paved, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle

Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 14th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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