

\$799,900 - 252 Cantrell Drive Sw, Calgary

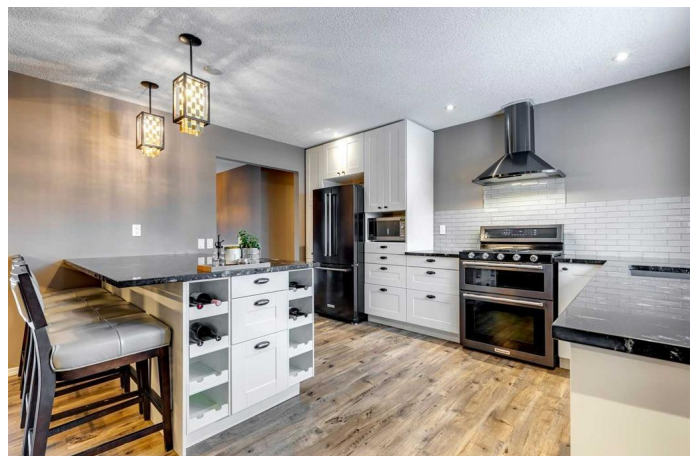
MLS® #A2126077

\$799,900

4 Bedroom, 3.00 Bathroom, 1,394 sqft
Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Nestled in the charming community of Canyon Meadows, this meticulously maintained 4-bedroom bi-level residence offers both modern luxury and classic comfort. Boasting a total of 3 bedrooms on the main level, including a primary suite with its own ensuite bathroom, this home provides ample space for families or those who love to entertain. Purchased from its original owners, this home underwent a comprehensive renovation, leaving no detail overlooked. Upon entering, you'll be greeted by the warmth and elegance of triple-glazed windows and a newly updated front door, ensuring both energy efficiency and curb appeal. A focal point of the renovation, the kitchen, it underwent a stunning transformation, featuring new cabinetry, sleek stone countertops, and top-of-the-line black stainless-steel appliances. The addition of pot lights and upgraded fixtures, including LED lighting, further enhance the contemporary ambiance of the space. Throughout the home, luxury vinyl plank flooring graces the common areas, offering durability and easy maintenance, while plush carpeting provides comfort in the bedrooms. The bathrooms have been elegantly updated with modern fixtures and finishes, ensuring both style and functionality. Beyond aesthetics, practical upgrades include updated attic insulation and a new air conditioning system installed in 2023, promising comfort year-round. A water softener and reverse osmosis water tap at the kitchen sink add convenience to everyday



living. Enjoy the cozy ambiance of the original wood-burning fireplace in the basement, perfect for chilly evenings spent indoors. Custom blinds adorn the windows throughout the home, offering privacy and style Outside, the property is meticulously landscaped both in the front and back, providing serene outdoor spaces to relax and unwind. With mountain and park views, residents are treated to a picturesque backdrop, while the proximity to Fish Creek Park offers endless opportunities for outdoor recreation, including walking and biking trails. Additional updates include a new roof, ensuring peace of mind for years to come. With its blend of modern amenities, thoughtful upgrades, and prime location, this Canyon Meadows gem offers the perfect combination of luxury living and natural beauty. For more details, and to see our 360 virtual tour, click the links below.

Built in 1974

Essential Information

MLS® #	A2126077
Price	\$799,900
Sold Price	\$797,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,394
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	252 Cantrell Drive Sw
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Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage

Interior

Interior Features	Kitchen Island, No Smoking Home, See Remarks, Stone Counters, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Lawn, Landscaped, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 8th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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