

\$639,900 - 211 Cantrell Place Sw, Calgary

MLS® #A2134206

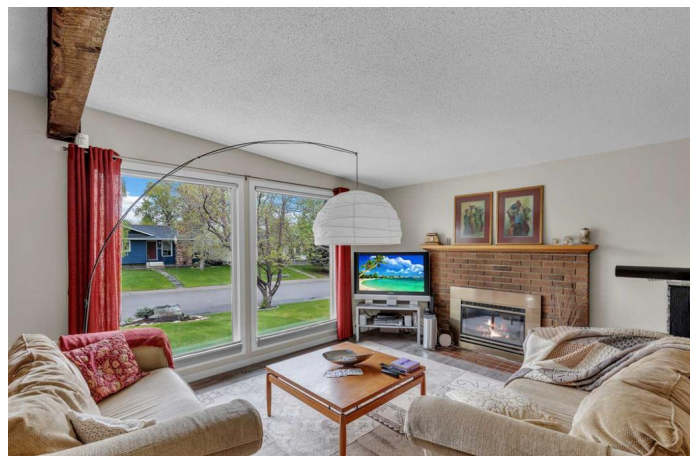
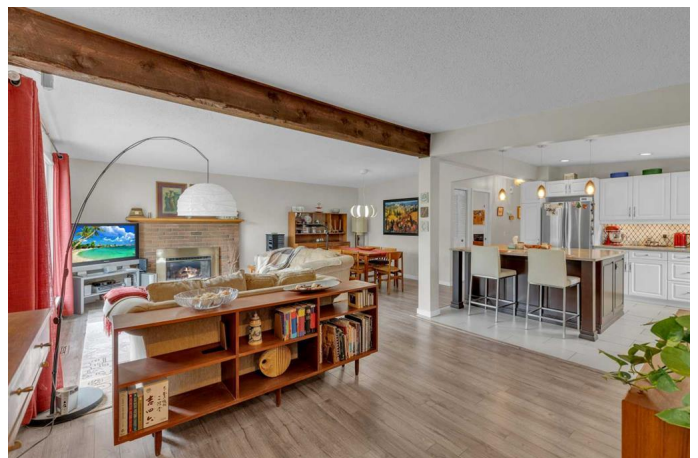
\$639,900

4 Bedroom, 3.00 Bathroom, 1,217 sqft

Residential on 0.13 Acres

Canyon Meadows, Calgary, Alberta

click on virtual tour for a preliminary walk through the property Welcome home to this cozy updated 3 + 1 bedroom, 2 full and one $\frac{1}{2}$ bath home with sunny south backyard on a quiet street in Canyon Meadows. Great entertainment space in the opened up kitchen, living and dining area, all done with permits. The party is always around the central island. Kitchen has stainless appliances, quartz counters and Italian marble backsplash. Tiled floor installed with Ditra membrane. Loads of natural light stream in from the large picture windows in the living room and for those cold winter nights cozy up in front of the gas fireplace. At the end of the day retire to the primary bedroom with 2 pce ensuite. Lots of room for the kids or guests with two other bedrooms serviced by an updated 4 pce bath with quartz counters, Kerdi lined shower and tile floor. In the lower level, imagine having all your friends over to watch a sporting event in the large family room and serving up snacks and drinks from the wet bar. Got teenagers who want their own space? Legal 4th bedroom in the lower level with a handy 3 pce bath right across the hall. The laundry, storage room and handy workshop or hobby room complete the lower level. Having a summer BBQ? Wonderful patio for a table with seating and lounge area just off the kitchen. And when you need some shade retreat to a seating area beneath the trees. Backyard has been professionally landscaped and if you want to build on what's been



started thereâ€™s a greenhouse with an electrical service to start seedlings or house bedding plants before being planted. Additional features include roof with Blueskin membrane from eaves to ridge and new shingles in 2016, all windows (except 2 basement ones) replaced with triple-glazed and vinyl clad, high efficiency furnace in 2023, garage floor epoxy in 2022 and new dishwasher in 2024.

Built in 1973

Essential Information

MLS® #	A2134206
Price	\$639,900
Sold Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	211 Cantrell Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1X3

Amenities

Parking Spaces	2
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Parking	Concrete Driveway, Oversized, Single Garage Attached
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Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 29th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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