



GRASSROOTS

REALTY GROUP

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**119 Cantrell Place SW
Calgary, Alberta**

MLS # A2279274



\$715,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully updated and meticulously maintained bi-level, perfectly situated in a quiet cul-de-sac in the highly desirable community of Canyon Meadows. Backing directly onto a scenic walking path leading to Babbling Brook Park, this home offers the perfect combination of privacy, convenience, and outdoor living. With no sidewalks to shovel, C-Train station just a 10-minute walk away, 5 mins from Fish Creek Park, and 5-6 minutes from 3 different off-leash dog parks. This is an ideal location for families, professionals, and commuters alike. From the moment you arrive, you will appreciate the pride of ownership throughout. The main level features stunning oak hardwood flooring and a beautifully updated kitchen designed for both everyday living and entertaining, complete with granite countertops, a large central island, and newer appliances (2025). Patio doors off the kitchen open to a large newly refinished deck overlooking the expansive private backyard and mature green space beyond, creating a peaceful extension of your living space. The yard also includes a storage shed, convenient under-deck storage, and Green Drop lawn care service fully paid for 2026, including fertilizer and weed control treatments. The spacious dining area flows seamlessly into the bright and inviting living room, highlighted by a wood burning fireplace that creates a warm and welcoming atmosphere. On this level, you will also find three generously sized bedrooms, including a spacious primary retreat complete with a private 4-piece ensuite. Two additional large bedrooms and another full 4-piece bathroom provide plenty of space for family or guests. The fully finished walk-up basement is exceptionally bright thanks to oversized deep windows and offers incredible additional living space. Featuring brand new carpet, a gas fireplace, a large rec room, an additional

bedroom, another full 4-piece bathroom, laundry with newer washer and dryer (2021), and abundant storage, this level is perfectly suited for growing families, guests, or multi-generational living. Central air conditioning was added (2021). The double attached garage also features a custom-built workshop completed in 2018, ideal for hobbyists, storage, or extra workspace. This is a rare opportunity to own a move-in ready home backing onto green space in one of Calgary's most established and family-friendly communities, offering the lifestyle, location, and long-term value buyers are searching for. Come and call this your new home!