



228 Cantrell Place SW
Calgary, Alberta

MLS # A2291476



\$949,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,497 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TV in lower level

Welcome home to this exceptional custom-renovated residence tucked away on a quiet cul-de-sac in the highly sought-after community of Canyon Meadows. Situated on an extraordinary 9,300 sq. ft. park-like lot, this 2700+ sf of living space offers the perfect blend of quality, privacy, functionality, and timeless design. Completely renovated back to the studs in 2016, no detail was overlooked in this quality transformation with extensive updates including plumbing, electrical, windows, furnace, roof, insulation, air conditioning, water softener, solid hardwood floors and more. From the moment you arrive, the mature trees, incredible curb appeal, and tranquil setting create a sense of serenity rarely found in the city. Inside, the home is flooded with natural light through the abundance of oversized windows including the wall of windows from the open main floor area. The beautifully designed kitchen with quality appliances overlooks the dining area and your own private backyard oasis complete with stunning mature landscaping, fruit trees, greenhouse with heated slab, separate shed, and expansive outdoor living spaces that feel like your very own park. The thoughtful layout offers incredible versatility with two spacious upper bedrooms, including the primary with full ensuite and custom walk-in closet, 2nd full bath, an additional large bedroom in the lower level, plus a generous flex room ideal for a home office, gym, studio, or hobby space. The inviting main floor family room features a beautiful gas fireplace and loads of space throughout for entertaining, the lower level is the perfect space to relax and unwind with a good movie in the large family room, with charming wood-burning fireplace, and convenient wet bar/kitchenette setup. Car enthusiasts, hobbyists, or those needing exceptional workspace will love the impressive 25 x 35 detached garage complete with in-slab

heating. This is a rare opportunity to own a truly turnkey property on one of Canyon Meadows's most beautiful lots. A home of this calibre, setting, and quality rarely comes to market — this is the one you've been waiting for.