



**28 Cantrell Bay SW
Calgary, Alberta**

MLS # A2319747

\$639,900



Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,078 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Driveway, Front Drive, Tandem		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Level, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Sheds

OPEN HOUSE WILL BE RESCHEDULED . Welcome to this beautifully updated family home tucked away on a quiet cul-de-sac in a highly sought-after location just steps from Fish Creek Park. Thoughtfully renovated and truly move-in ready, this home offers the perfect blend of modern upgrades and established community charm. The bright and inviting main floor features an open-concept design, ideal for both everyday living and entertaining. The spacious kitchen flows seamlessly into the dining area and comfortable living room, creating a warm and functional gathering space for family and friends. With 4 bedrooms and 3 updated bathrooms, there is plenty of room for growing families. The fully developed lower level provides additional living space perfect for a recreation room, media area, home office, or playroom, while the large crawl space offers exceptional storage. Recent improvements provide peace of mind and added value, including a new furnace, new air conditioning, fresh paint throughout, and a brand-new side deck. Additional updates over the years include flooring, windows, lighting, plumbing fixtures, appliances, roof, electrical upgrades, and more. Enjoy the convenience of being within walking distance to schools, shopping, transit, the LRT, golf, and the endless pathways of Fish Creek Park, all while living on a quiet street in a mature, family-friendly community. This is the complete package—an extensively updated home in an unbeatable location, ready for its next owners to move in and enjoy.