



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**507 Cantrell Drive SW
Calgary, Alberta**

MLS # A2319868



\$824,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully renovated Bungalow in the highly desirable community of Canyon Meadows, where modern design and everyday functionality come together seamlessly. Thoughtfully renovated throughout, this exceptional property offers the perfect balance of style, comfort, and convenience for today's family lifestyle. From the moment you step inside, you'll appreciate the bright and inviting atmosphere created by oversized windows and an impressive front entryway. The open-concept main floor is designed for both relaxing and entertaining, featuring a spacious living room anchored by a gas fireplace with elegant window detailing. The chefs-inspired kitchen has been fully redesigned with high-end appliances, custom cabinetry, quartz countertops, a large island, and a convenient pot filler, flowing effortlessly into the dining area. The main level also includes a full bathroom and two generously sized bedrooms, including a stunning primary retreat complete with a custom walk-in closet, spa-like ensuite, and French doors leading to the rear deck. The fully developed lower level offers additional living space with a large family room, custom wet bar with floating shelves and dual bar fridges, and two additional bedrooms. A great sized laundry room and ample storage complete this level. Outside, the property continues to impress with extensive exterior upgrades including a brand new garage, updated driveway, and a spacious deck with pergola - perfect for outdoor entertaining. Additional upgrades include a newer roof (4 years old), new furnace, air conditioning, hot water tank, electrical panel, and upgraded attic insulation, providing both comfort and peace of mind. This move-in-ready home delivers exceptional quality in one of Calgary's most established and family-friendly communities. Ideally located within walking distance to schools,

athletic fields, fitness facilities, and the natural beauty of Fish Creek Park, this home also offers easy access to shopping, dining, Southcentre Mall, and the nearby LRT station for a quick downtown commute. For more information, photos, and a guided 360 tour, click the links below!