



GRASSROOTS

REALTY GROUP

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**716 Cantree Road SW
Calgary, Alberta**

MLS # A2324333



\$714,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,153 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, No Back La		

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

Inclusions: Upstairs and downstairs tv mounts

Located on a 6,000 sq. ft. corner lot in the desirable community of Canyon Meadows, this fully renovated bungalow offers 4 bedrooms, 3 bathrooms and over 2,000 sq. ft. of developed living space. Professionally renovated in 2020, the home features luxury vinyl plank flooring, California knockdown ceilings and a bright open-concept layout with large south-facing windows. The kitchen is equipped with stainless steel appliances, quartz countertops, updated cabinetry, and a central island, that seamlessly connects the dining and living areas for easy everyday living and entertaining. The main floor includes a spacious primary retreat with room for a king bed, dual closets and a private 3-piece ensuite, and two additional bedrooms, and an updated 4-piece bathroom. The fully developed basement adds exceptional versatility with a large recreation space, dry bar, fireplace, 3-piece bathroom, and an oversized fourth bedroom that can easily function as a home office, gym or flex room. A hidden bonus room, accessed through the mechanical room, provides valuable extra storage or the perfect hobby space. Major mechanical system upgrades completed in 2020 include the roof, high-efficiency furnace, hot water tank, and exterior paint, providing peace of mind for years to come. Outside, enjoy the privacy of the expansive corner lot and an oversized heated single detached garage with 220V power. With green spaces, playgrounds, community soccer fields and Fish Creek Provincial Park close by, the location is exceptionally walkable and has Canyon Meadows School, Robert Warren School, and St. Catherine School, with E.P. Scarlett High School only minutes away. Stylish, functional and move-in ready, this is a rare opportunity to own a fully renovated home in one of Calgary's most established communities.