



124 Cantrell Place SW
Calgary, Alberta

MLS # A2324656



\$864,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,402 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Fixed basement shelving, Shed

Welcome home to this beautifully RENOVATED bungalow in the established community of Canyon Meadows, offering over 1,400 sq. ft. of thoughtfully designed living space above grade and an OVERSIZED HEATED double garage. From the moment you step inside, you'll appreciate the perfect blend of timeless charm and modern updates. The heart of the home is the stunning kitchen, featuring stylish two-tone cabinetry, QUARTZ countertops, stainless steel appliances, trendy glass tile backsplash, multiple banks of pot and pan drawers, and a spacious wall pantry that provides exceptional storage. Designed for both everyday living and entertaining, the formal dining room is warm and inviting with rich HARDWOOD flooring, an elegant electric fireplace, and upgraded lighting. Just beyond, the bright and spacious living room offers a cozy GAS FIREPLACE, durable tile flooring, ceiling fan, and sliding patio doors that open onto the beautifully landscaped backyard. The primary suite is a wonderful retreat, complete with a large walk-in closet featuring custom built-ins and a beautifully updated three-piece ensuite with a custom TILED SHOWER. The additional bedroom with hardwood flooring and an updated four-piece bathroom complete the main level. The fully developed basement offers even more room for family and guests with a generous recreation room, an additional bedroom, a full three-piece bathroom, and plenty of flexible storage space for hobbies, a home gym, or to store your family's treasures. Step outside and enjoy your own private backyard oasis. Surrounded by mature trees, this beautifully landscaped space offers a large wood deck for summer BBQs, a spacious concrete patio perfect for entertaining or relaxing around a fire table, and plenty of room for children, pets, or gardening. Additional upgrades include a high-efficiency furnace,

newer hot water tank (2021), water softener, wine fridge, upgraded lighting throughout, and numerous thoughtful improvements that make this home truly move-in ready. Located in one of Calgary's most established and desirable neighbourhoods, you'll love being close to excellent schools, shopping, restaurants, parks, transit, and all the amenities that make Canyon Meadows such a sought-after community. This is a rare opportunity to own a beautifully updated bungalow that offers the perfect combination of space, style, and location.