



GRASSROOTS
REALTY GROUP

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1008 Cantabrian Drive SW
Calgary, Alberta

MLS # A2336912



\$680,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,223 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions:	N/A
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Welcome to this spacious and well-maintained 4-level split home, offering a comfortable layout and plenty of room for the whole family. The home features 4 bedrooms, 3 bathrooms, with thoughtful updates throughout. The main living areas feature updated flooring and lighting, while the kitchen has been opened up to create a more inviting space and includes an island, stainless steel appliances and updated finishes. The bathrooms have also been refreshed with updated fixtures, tile and finishes. Outside, enjoy a large landscaped backyard with convenient access from the third level. The property also includes an oversized double detached garage and newer shingles, adding both functionality and peace of mind. Situated in a mature and established community, the home is conveniently located near schools, parks, recreation, public transit and a variety of everyday amenities. A great opportunity to own a spacious, updated home in a well-connected neighbourhood.