



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

12 Cantrell Bay SW  
Calgary, Alberta

MLS # A2345533



**\$749,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Canyon Meadows                                                             |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 2 Storey                                                                   |        |                   |
| Size:     | 1,869 sq.ft.                                                               | Age:   | 1973 (53 yrs old) |
| Beds:     | 4                                                                          | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                     |        |                   |
| Lot Size: | 0.16 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Rectangular Lot, See |        |                   |

|             |                                                                                             |            |      |
|-------------|---------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                     | Water:     | -    |
| Floors:     | Carpet, Hardwood, Linoleum                                                                  | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                             | Condo Fee: | -    |
| Basement:   | Full                                                                                        | LLD:       | -    |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                             | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                             | Utilities: | -    |
| Features:   | Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s) |            |      |

**Inclusions:** Hot tub, new tub

Family living in Canyon Meadows. It is my pleasure to introduce 12 Cantrell Bay SW! Located on a quiet cul-de-sac with amazing neighbours, this almost 1900 square foot home with double front garage may well be what you have been seeking all along. Tremendous front curb appeal will have you wanting more. The front foyer opens up to a very functionable main level. South facing living room invites plenty of natural lighting and opens to the large formal dining area making it perfect for entertaining family and guests. Dream kitchen has loads of cupboard space, an island for food preparation, stainless steel appliances, and eating area all overlooking the large backyard space. Completing the main level is a private office, dedicated laundry with a large window for the morning sunshine, a half bathroom, and family room, complete with wood burning fireplace and garden doors to the two tiered deck. Massive landscaped backyard, complete with hot tub and all day sunshine is truly a safe playground oasis for the kids. For the parents, a quiet spot for the morning coffee or a beverage of choice after a long day at the office. This yard must be experienced. The upper level includes 3 generous sized bedrooms and a full bathroom. Primary bedroom includes an updated ensuite. The lower level has a layout that will adapt to every stage of your family's needs. From a huge indoor playroom for the kids, to a cozy family hangout area and workout space. An additional space for a home office or gaming is icing on the cake. Full bathroom and lots of additional storage in the utility room. Canyon Meadows is a tremendous community with all levels of schooling. It is quick and easy to exit the neighbourhood with excellent access to get pretty much anywhere in Calgary. Steps to area parks, green spaces and amazing access to Fish Creek Provincial Park. This special home must be

seen to be appreciated. Once here, be sure to take a drive around the neighborhood. You will not be disappointed. Open House on Saturday September 19 from 2-4 PM.