



GRASSROOTS
REALTY GROUP

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244 Cantrell Drive SW
Calgary, Alberta

MLS # A2346544



\$675,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,239 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	See Remarks
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: N/A

FACING FISH CREEK PARK! This spacious, 4 bedroom bungalow offers an exceptional location, a versatile floor plan & an expansive backyard with room to relax, entertain & enjoy the outdoors. With the park directly across the street, beautiful pathways, natural surroundings & year round recreation are just steps from your front door. The main floor features a bright living room centred around a fireplace, an adjoining dining area & a functional kitchen with convenient access to the outdoor living spaces. Step outside to enjoy both the deck & patio overlooking the large backyard, an inviting setting for summer gatherings, gardening, children or pets. Three bedrooms are located on the main level, including a generous primary bedroom with its own 4pc ensuite. A second full bathroom completes this floor. The fully developed basement considerably expands the living space. A large recreation room provides plenty of flexibility for movie nights, games, exercise equipment or a home office. An additional bedroom, another 4 piece bathroom, laundry area, & substantial storage make the lower level particularly practical for teenagers, guests or a growing family. Beautiful backyard with large patio and large, 24x22 double garage. This is an outstanding opportunity to enjoy a 4 bedroom, 3 full bathroom home in an established community, with a large yard & one of the city's most treasured natural spaces immediately across the street. Located close to schools, shopping, transit & major roadways, while offering easy access to the extensive pathway system, recreation & scenery of Fish Creek Provincial Park. A wonderful combination of space, location & long term potential.