



GRASSROOTS
REALTY GROUP

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135 Cantree Place SW
Calgary, Alberta

MLS # A2346960



\$789,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,889 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage, Wired for Data, Wired for Sound		

Inclusions: Control AV System Control local server, Ubiquiti UniFi with 3 boosters, doorbell camera, security system, connected thermostat

Welcome to 135 Cantree Place SW, ideally situated in the sought-after community of Canyon Meadows. Tucked away on a quiet cul-de-sac and backing onto a wooded pathway connecting to the playground and surrounding community, this spacious two-level split offers extensive updates and a beautifully maintained setting. Lovingly cared for over the years, this move-in-ready home has seen numerous improvements, including renovated or replaced bathrooms, kitchen, flooring, mechanical systems, and roof within the past 15 years. The home is also wired for home automation, featuring an in-home control server and exceptional internet connectivity. A covered front porch welcomes you into a generous foyer with ample closet space. The bright living room bay window overlooks the landscaped front yard and provides a comfortable space to enjoy your morning coffee or unwind with a good book. The open-concept kitchen offers thoughtful storage, granite countertops, stainless steel appliances, and a sink overlooking the backyard. The dining room benefits from natural light streaming in from both the front and rear of the home throughout the day. A breakfast bar and additional dining area provide convenient options for casual meals and entertaining. The family room features a stone wood-burning fireplace and patio doors leading to the large covered deck. The private backyard is surrounded by mature trees and includes a storage shed, creating a peaceful outdoor retreat. A full bathroom completes the main level, featuring built-in storage and a tiled shower with a built-in bench. An attached double garage offers an extra-tall ceiling, providing excellent potential for additional storage or even a vehicle lift. The oversized driveway accommodates up to four vehicles. Upstairs, you'll find three generously sized bedrooms. The primary bedroom includes a three-piece

ensuite with a shower, while the two additional bedrooms share a four-piece bathroom with a bathtub. The fully finished basement adds even more living space, with a spacious recreation room, fourth bedroom, and a spare room. An enormous storage area provides exceptional utility and houses the laundry. Canyon Meadows is a well-established community offering an excellent range of amenities, including all three levels of schools, a recreation centre with a pool, numerous shopping plazas, and a variety of local businesses. Residents also enjoy convenient access to the LRT, Macleod Trail, Stoney Trail, and Fish Creek Park. With its extensive updates, generous living spaces, mature landscaping, and exceptional location, 135 Cantree Place SW is a wonderful opportunity to call Canyon Meadows home.