



**GRASSROOTS**  
REALTY GROUP

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**116 Cantrell Place SW**  
**Calgary, Alberta**

**MLS # A2348269**



**\$619,900**

|                  |                      |               |                   |
|------------------|----------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows       |               |                   |
| <b>Type:</b>     | Residential/House    |               |                   |
| <b>Style:</b>    | Bungalow             |               |                   |
| <b>Size:</b>     | 1,151 sq.ft.         | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 3                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | None                 |               |                   |
| <b>Lot Size:</b> | 0.14 Acre            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard |               |                   |

|                    |                                                                                                                         |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile                                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage |                   |      |

**Inclusions:** Basement TV bracket, Laundry Racks, Shed

AMAZING VALUE! Located on a quiet cul-de-sac in the desirable community of Canyon Meadows, this updated bungalow features charm and character along with modern upgrades throughout. Outside you'll appreciate the brand new roof (2025), updated windows that complement the brick chimney and painted exterior (2025). Heading inside you're welcomed by fresh paint (2025) and a sunken living room boasting a stunning fireplace and oversized west facing windows that allow plenty of natural light. The living room opens to the dining space and updated kitchen, which features quartz countertops, a gas stove and newer stainless steel appliances (dishwasher 2024/fridge 2022). Off the kitchen you have a 4-piece bathroom, 2 spare bedrooms and the primary bedroom featuring a 2 piece en suite. Heading downstairs, you'll find a large multi purpose room with a wet bar that can function as a gym, home theatre, rec room, play space and so much more. The basement is complete with a 3 piece bathroom with heated floors, a laundry room with heated floors and additional storage. Outside, you'll find an extremely mature yard with plenty of large trees for great privacy, a sitting area, two garden beds and a shed. Other improvements include a newer hot water tank (2023), AC and humidifier/dehumidifier (2024), front and back doors (2026), and a roof insulation top-up (2025). This street is what buyers dream of: kids play freely and safely knowing cars won't speed by. Just steps from your front door, you can access walking paths, parks, schools and the community centre. Don't let this gem of a property pass you by; everything's been updated!