

\$699,000 - 307 Cantrell Place Sw, Calgary

MLS® #A2233767

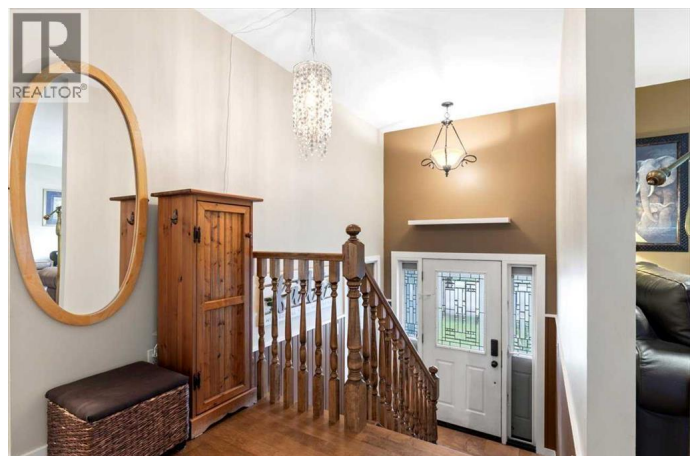
\$699,000

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Single Family on 0.13 Acres

Canyon Meadows, Calgary, Alberta

WELCOME TO THIS BEAUTIFUL WELL MAINTAINED 4-bedroom, 2-bathroom BI-LEVEL HOME nestled in the sought-after community of CANYON MEADOWS. Offering over 1,890 square feet of DEVELOPED LIVING SPACE, this residence combines comfort, style, and functionality in a FAMILY FRIENDLY NEIGHBORHOOD. Situated on a PEACEFUL CUL-DE-SAC, this secluded home BACKS ONTO A PATHWAY, providing unmatched privacy and an ideal setting for outdoor activities and relaxation. The SPACIOUS 5,716 sq.ft. LOT boasts a lush, landscaped backyard with mature trees, a garden area, and a convenient irrigation system, all on a flat, SOUTH-FACING BACKYARD perfect for entertaining or enjoying quiet evenings. Inside, you'll find a RECENTLY RENOVATED home in superb condition, with NEWER WINDOWS and RECENT FRESH PAINT THROUGHOUT. The kitchen FEATURES GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES including a GAS RANGE and a tile floor. The upper level offers LARGE BEDROOMS with a charming BAY WINDOW in the living room, creating a bright and inviting atmosphere. Additional highlights include a DOUBLE ATTACHED GARAGE, CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a recently added covered COMPOSITE DECK and SHADED PATIO ideal for outdoor lounging. The house boasts a solid structure with no slants, squeaks, or deterioration, and



recent upgrades like a new roof (8 years old), newer furnace and air conditioning, and a dual wood-burning/gas fireplace in the family room add to its appeal. Located conveniently near major highways such as McLeod Trail and Deerfoot Trail, commuting is a breeze. Excellent schools, including E.P. Scarlett High School, are nearby, making this home perfect for families seeking a friendly community with top amenities. This home is in excellent condition, offering a blend of modern updates and classic charm—ready for you to move in and make it your own. Don't miss this fantastic opportunity to live in one of Canyon Meadows' most desirable neighborhoods! (id:6289)

Built in 1973

Essential Information

Listing #	A2233767
Price	\$699,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,091
Acres	0.13
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	307 Cantrell Place Sw
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2W2A3

Amenities

Amenities	Park, Playground, Schools, Shopping
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Features	Cul-de-sac, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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