

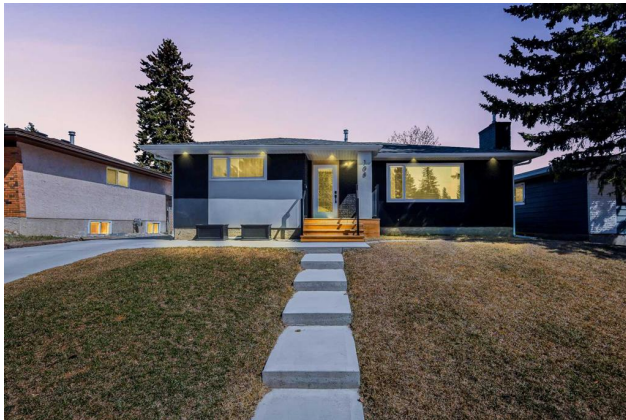


THE
A-TEAM

**RE/MAX
FIRST**

108 CANTREE Place, Calgary T2W 2K2

MLS® #: **A2126489** Area: **Canyon Meadows** Listing Date: **04/26/24** List Price: **\$777,000**
Status: **Active** County: **Calgary** Change: **+\$100k, 26-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**
Lot Information
Lot Sz Ar: **6,157 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,185**
Low Sqft:
Ttl Sqft: **1,185**

DOM

23
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Street Lighting,Private,Views**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,See Remarks,Separate Entrance,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

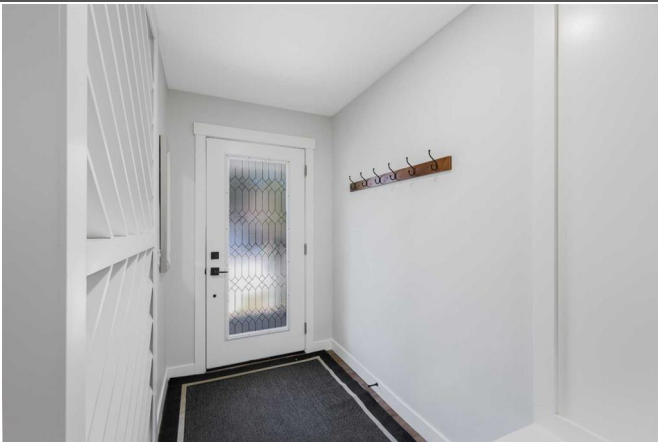
Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`3" x 14`1"
Dining Room	Main	11`2" x 8`8"
Bedroom - Primary	Main	13`5" x 13`4"
Bedroom	Basement	12`7" x 11`11"
4pc Ensuite bath	Main	9`11" x 7`5"
2pc Bathroom	Main	5`0" x 4`7"

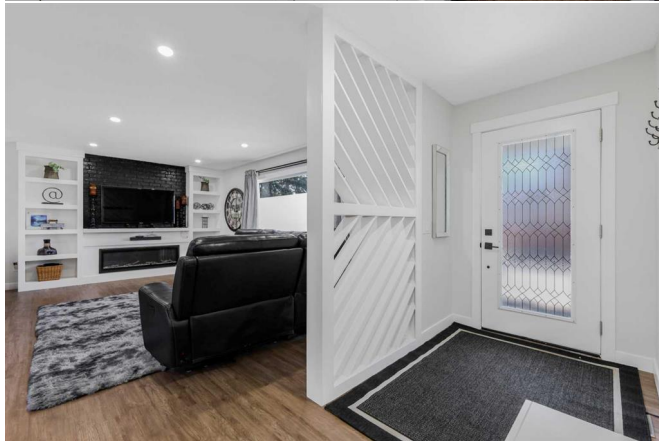
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`4" x 12`7"
Family Room	Lower	24`7" x 12`5"
Bedroom	Main	13`4" x 13`0"
Bedroom	Basement	16`10" x 11`11"
4pc Ensuite bath	Main	7`10" x 4`11"
3pc Bathroom	Basement	5`11" x 4`10"

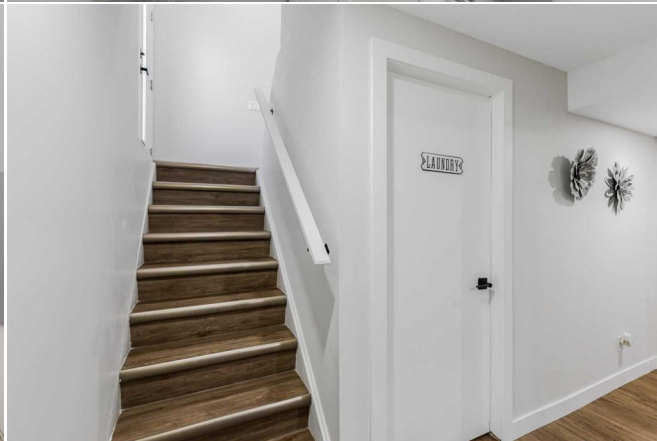
Furnace/Utility Room	Basement	13` 4" x 12` 8"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-C1	
Legal Desc:	731186		Remarks
Pub Rmks:	Renovated top to bottom! This Canyon Meadows bungalow is move in ready. Entering the home you are welcomed with a bright, open floor plan featuring stunning details throughout. The kitchen is a dream with brand new stainless steel appliances, gleaming quartz countertops, tons of storage and huge island. The living space has a beautiful feature wall with custom built-ins surrounding the updated fireplace. The main floor is the perfect space for family gatherings and entertaining alike. 2 PRIMARY Suites on the main floor have impressive en-suites and walk-in closets with closet organizers. The lower level has a ton of additional space, 2 bedrooms and a bath. The recreation/family area could be used in so many ways. Rec room, theatre area, games room and more. A custom built in wet bar is another exiting addition to the space. An additional separate entrance to the lower level adds extra convenience. The back of the house has a nice open yard with deck and features a detached single garage with additional parking space. This home truly must be seen to be appreciated! The attention to finishing and details is superb. Canyon Meadows is one of Calgary's most established communities. Enjoy access to the expansive Fish Creek Park and its never-ending path and trail network. Great schools, all amenities and convenient access to major routes in the city. Motivated seller! Incredible investment opportunity.		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

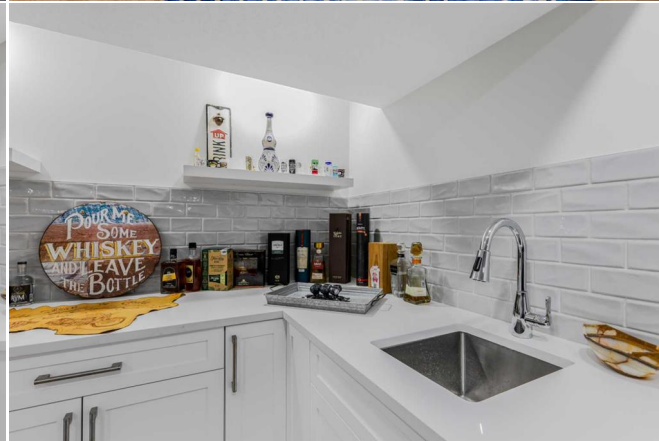
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

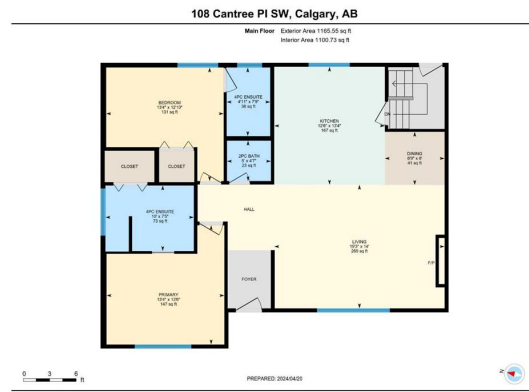




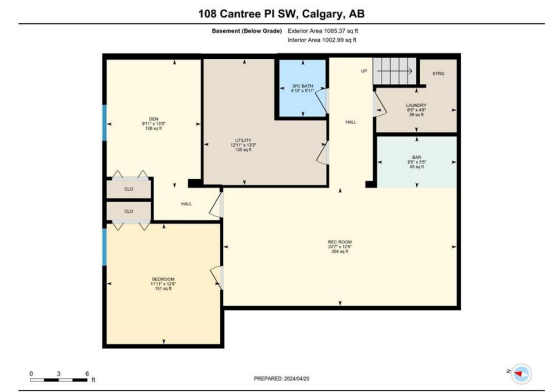








White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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