



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**459 CANTRELL Drive, Calgary T2W 2K8**

MLS®#: **A2146838**

Area: **Canyon Meadows**

Listing Date: **07/04/24**

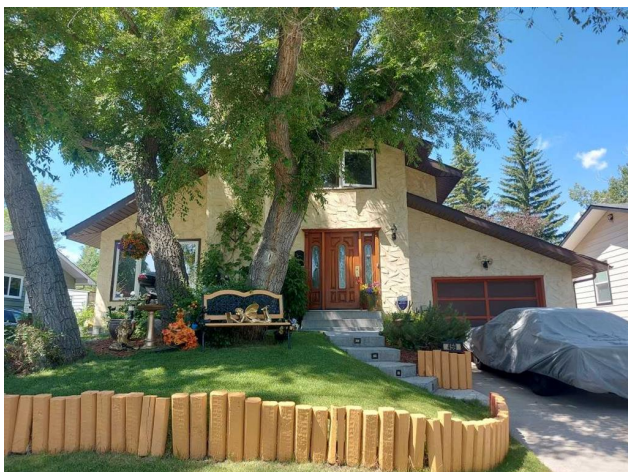
List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 12-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1974**  
Lot Information  
Lot Sz Ar: **6,092 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,710**  
Low Sqft:  
Ttl Sqft: **1,710**

DOM

**74**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Street Lighting,Private,Treed,Views**  
Park Feat: **Additional Parking,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Closet Organizers,High Ceilings,Open Floorplan,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`9" x 9`11"	Kitchen With Eating Area	Main	12`1" x 13`9"
Living Room	Main	14`9" x 18`11"	Dining Room	Main	11`4" x 15`4"
Bedroom	Main	8`11" x 9`1"	Bedroom - Primary	Second	11`5" x 14`0"
Bedroom	Second	11`6" x 13`8"	Kitchenette	Basement	7`9" x 8`9"
Living/Dining Room Combination	Basement	14`9" x 18`9"	Bedroom	Basement	10`9" x 12`4"

**Furnace/Utility Room**  
**4pc Ensuite bath**

**Basement**  
**Second**

**8`9" x 11`6"**  
**0`0" x 0`0"**

**4pc Bathroom**  
**4pc Bathroom**  
Legal/Tax/Financial

**Main**  
**Basement**

**0`0" x 0`0"**  
**0`0" x 0`0"**

Title:  
**Fee Simple**  
Legal Desc:

**731344**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Beautiful Solar house on the park, nestled in the family-friendly neighborhood of Canyon Meadows in SW Calgary. This beautiful custom built two-story house, spanning approximately 2641 square feet of living space, offers both comfort and convenience wrapped in a stunning stucco exterior with great curb appeal. The home features four well-appointed bedrooms and three bathrooms. On the main floor, there is a bedroom complete with a full bathroom, ideal for guests, highlighted by oak hardwood floors which extend into the living areas. The living room is warm and inviting, with a wood-burning fireplace and vaulted ceilings enhancing the spacious feel. Triple-pane vinyl windows with reflective wrap ensure energy efficiency and plenty of natural light. The roomy kitchen boasts ample space for culinary exploration and flows seamlessly into a large dining area, perfect for family gatherings. Main floor laundry adds practicality and ease to daily living. Upstairs, the primary bedroom offers a private retreat with a full ensuite and access to a serene balcony overlooking the green space behind the home. One of the unique features of this property is the separate living quarters in the basement, with its separate entrance, offering potential rental income or additional living space. The illegal suite includes a gas fireplace, rain fall shower and double jacuzzi tub, creating a luxurious environment. Outdoors, the private west backyard with mature landscaping is a verdant oasis, ideal for relaxation or entertaining. The setting provides peace and privacy backing on green space. Relax and soak your worries away year round in the 5 man Beachcomber hot tub with updated spa pack. Solar panels (2.6kw with bi-directional metering) installed on the home contribute to reduced utility costs and promote sustainable living. A single attached garage, coupled with a long, oversized concrete driveway with smooth street access, ensures ample parking availability. The location of this home is incredibly convenient. It is walking distance to all levels of schools, public transit, including the Canyon Meadows LRT Station, and a mere stone's throw from Fish Creek Provincial Park, providing abundant recreational opportunities within easy reach. Ideal for families or investors, this property not only offers a comfortable living arrangement but also sits in a perfect location with access to numerous amenities and facilities. Embrace the opportunity to make this your new home and enjoy all it has to offer!**

Inclusions:  
Property Listed By:

**All Basement Appliances, Solar Panels**  
**RE/MAX Landan Real Estate**

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