

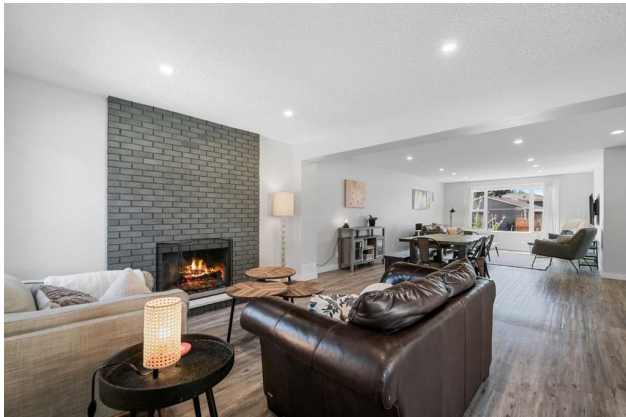


THE
A-TEAM

**RE/MAX
FIRST**

108 CANTRELL Drive, Calgary T2W 2M6

MLS®#: **A2172213** Area: **Canyon Meadows** Listing Date: **10/10/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1974** Abv Sqft: **1,501**
Lot Information Low Sqft:
 Lot Sz Ar: **5,198 sqft** Ttl Sqft: **1,501**
 Lot Shape:

DOM

54
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Paved**
 Park Feat: **Alley Access,Off Street,Parking Pad,Paved**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Jetted Tub,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 11`11"	Dining Room	Main	14`11" x 12`2"
Kitchen	Main	12`6" x 10`5"	Family Room	Main	14`11" x 13`1"
2pc Bathroom	Main	4`11" x 4`8"	Foyer	Main	7`1" x 3`10"
Bedroom - Primary	Second	13`3" x 12`6"	Bedroom	Second	15`10" x 9`5"
Bedroom	Second	11`2" x 9`1"	4pc Bathroom	Second	10`0" x 4`11"
Walk-In Closet	Second	3`9" x 3`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731499

Zoning:
R-C1

Remarks

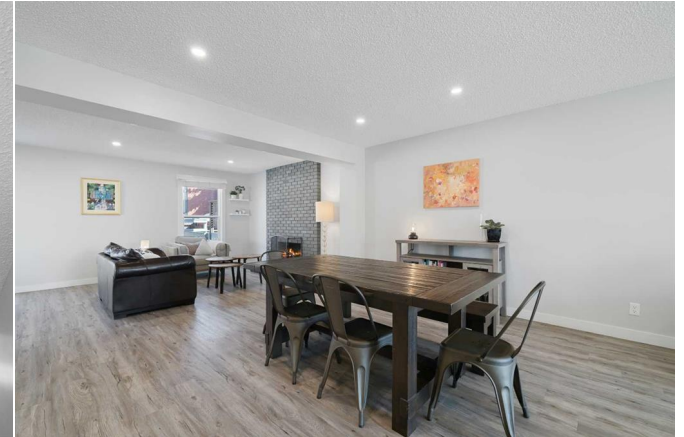
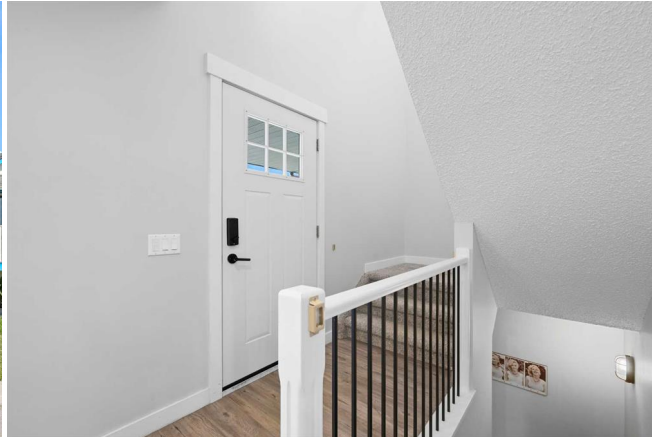
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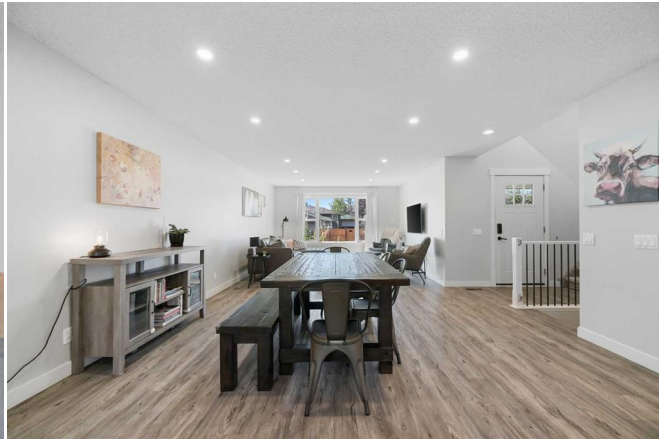
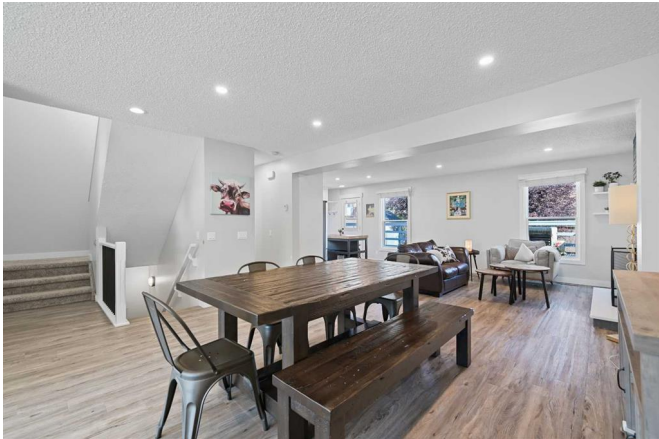
Prepare to be captivated by this modern 2-storey, 1,500 square foot home in Canyon Meadows the moment you arrive. Take note of the newer concrete walkway as you make your way to the front door. The foyer leads to an open floor plan that combines the family room, dining room and living room, which is filled with natural light from the large picture window. The family room boasts a brick-faced, wood-burning fireplace. Step into the updated kitchen and you'll be impressed by the custom full-height soft close cabinets, sleek quartz countertops, trendy tile backsplash and luxury vinyl plank flooring that runs seamlessly throughout the main floor. Take note of the newer stainless steel appliances, including an electric stove, a built-in dishwasher, a French-door refrigerator and a microwave hood fan. Conveniently off the kitchen is direct access to the spacious deck, perfect for hosting family BBQs. Completing this floor is a half bath discretely tucked away featuring a vanity with quartz countertop and an under-mount sink. Located on the second floor, the primary bedroom features a cheater ensuite with a custom vanity including plenty of drawers, a quartz countertop, an under-mount sink and a stunning tiled jetted tub. Two other bedrooms, one with a walk-in closet, complete this floor. Newer upgrades to this home include interior doors, exterior doors, baseboards, door jams, hardware, Lux windows, contemporary light fixtures as well as recessed lighting. In addition, the electrical panel, high-efficiency hot water heater, high-efficiency furnace and all appliances are approximately 4 years old. The basement is a blank canvas, ready for your ideas. Outside is a 36' X 18' parking pad/patio with a shed, storage container, and dedicated dog run. Don't miss this unique opportunity to own this truly remarkable home.

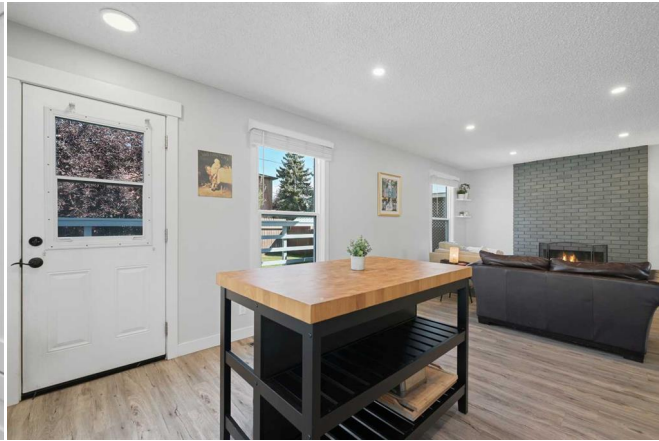
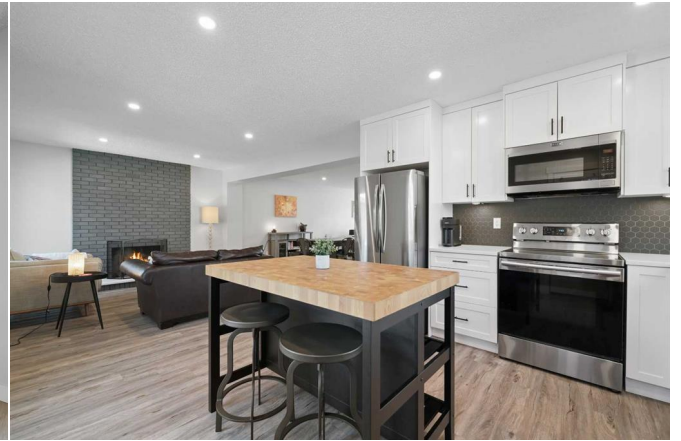
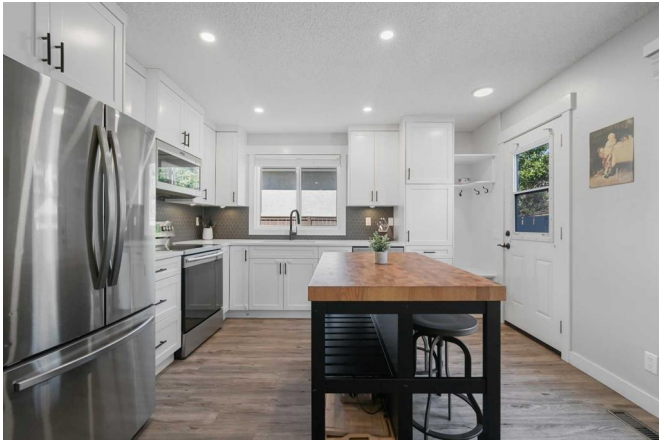
Inclusions:
Property Listed By:

N/A
Realty 2000 Inc.

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









108 CANTRELL DRIVE SW
REAL ESTATE BOARD - CALGARY AB
BASE LEVEL (AG): 884.92 RL FT / 270.41 RP
UPPER LEVEL (AG): 887.04 RL FT / 274.54 RP
TOTAL ABOVE GRADE FMS SIZE - 1,521.04 SQ FT / 139.45 m²

