



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**604 CANTRELL Drive, Calgary T2W 1W7**

MLS® #: **A2174279**      Area: **Canyon Meadows**      Listing Date: **10/21/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **6,964 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,173**  
 Low Sqft:  
 Ttl Sqft: **1,173**

DOM

**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Front Yard,Lawn,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot,Sloped Down**

Park Feat:

**Asphalt,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Front,Insulated,Off Street,On Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Natural Gas,See Remarks**  
 Sewer: **Dog Run,Garden**  
 Ext Feat:

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Refrigerator,See Remarks,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Laminate Counters,No Smoking Home,Pantry,Soaking Tub,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`8" x 3`11"	Living Room	Main	15`4" x 13`7"
Dining Room	Main	11`10" x 8`7"	Kitchen With Eating Area	Main	12`0" x 11`11"
Bedroom - Primary	Main	12`2" x 10`6"	Bedroom	Main	12`0" x 8`8"
Bedroom	Main	10`11" x 9`3"	Family Room	Lower	12`9" x 12`5"
Flex Space	Lower	15`2" x 10`5"	Bedroom	Lower	15`2" x 10`5"
Den	Lower	10`9" x 9`2"	Laundry	Lower	12`8" x 5`10"
Furnace/Utility Room	Lower	9`2" x 5`8"	4pc Bathroom	Main	

**3pc Bathroom**

**Lower**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1165LK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **This nice family home located in the popular community of Canyon Meadows! With access to parks, play grounds, schools, restaurants and an abundance of amenities. Beautiful Bi-Level has 2200+ sq. ft. of living space and a number of upgrades done through the years. As you enter the main door and walk up the stairs you will notice the good sized living room with bay window and dining room. Cherry hardwood flooring - entrance stairs, living room, dining room and hallway. Bright kitchen has enough room for table/chairs, pantry, sunshine ceiling and tiled floors. Primary bedroom has sliding doors to an East facing deck and cheater door to a 4 pce. Main bathroom - soaker tub/tiled floors. 2 additional bedrooms finish off the Main floor. The lower level has a family room with an inviting wood burning fireplace, flex room/office, den, a large bedroom and a 3 pce. bathroom. Laundry room has 2 washers and a dryer. The furnace/utility room has 2 newer high efficiency furnaces with air conditioning - installed April 2023; 2 hot water heaters (40 gallons each) - installed approx. 2017 and 2022. Electrical panel has been upgraded for the newer furnaces and air conditioning. Storage under the stairs. Oversized insulated/drywalled garage and large enough driveway for extra parking. An additional deck/sitting area - over looking the garden area with raised plant boxes. Lower level would be good for a dog run. Great location! A short walk to the LRT and a few minutes drive to major roadways.**

Inclusions: **Garage door opener remote; shelves on walls both bathrooms; additional washer; additional furnace; additional hot water tank; furnace (not hooked up) - garage.**

Property Listed By: **MaxWell Canyon Creek**

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











