



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2179873**      Area: **Canyon Meadows**      Listing Date: **11/20/24**      List Price: **\$860,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **1,222**  
 Low Sqft:  
 Ttl Sqft: **1,222**

DOM

**31**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,Many Trees**  
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Detached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,See Remarks,Stove(s),Washer**  
 Int Feat: **Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`4" x 15`1"</b>
<b>Other</b>	<b>Basement</b>	<b>9`2" x 2`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`8" x 5`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 11`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 8`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 5`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 6`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`6" x 12`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`8" x 5`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>11`10" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 8`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`4" x 12`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>

4pc Ensuite bath

Main

9`11" x 5`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**731344**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome Home to your dream retreat in the heart of Canyon Meadows, where modern luxury meets timeless charm. This extensively renovated four-bedroom, three-bathroom home is nestled in one of the most sought-after neighborhoods, offering the ideal blend of comfort and convenience for families at every stage of life. Perfectly situated within walking distance to top-rated schools and expansive athletic fields, this home is a haven for families prioritizing education and recreation. Fitness enthusiasts will love the proximity to a variety of gyms and the natural beauty of Fish Creek Park. For those who enjoy dining out and shopping, an array of culinary delights and retail experiences await just moments away, with South Centre Mall at your fingertips. Plus, the nearby train station ensures your commute to downtown is quick and easy, making city outings a breeze. Step inside and prepare to be captivated. The grand front entry, bathed in natural light from oversized windows, sets the tone for the entire home. The open-concept living room, highlighted by a stunning gas fireplace framed by elegant windows, creates a warm and inviting atmosphere. The chef-inspired kitchen is a culinary masterpiece, boasting high-end appliances, brand-new cabinetry, a convenient pot filler, a custom island, and quartz countertops that seamlessly flow into the cozy dining area. The main floor also features a spacious full bathroom and two generously sized bedrooms, including a primary suite that is nothing short of a sanctuary. Unwind in the luxurious primary retreat, complete with a custom walk-in closet, a spa-inspired ensuite bathroom, and beautiful French doors leading to the rear deck—a perfect way to start your day! The lower level continues to impress, offering a large living room with a custom wet bar, featuring floating shelves and dual bar fridges, perfect for entertaining. Two additional bedrooms with new egress windows, a trendy laundry room, and ample storage space complete this level. The exterior of this home has been meticulously upgraded, featuring a brand-new garage, a spacious deck with a pergola, new landscaping, and an updated driveway. Essential upgrades include a new hot water tank, electrical panel, furnace, A/C, and enhanced attic insulation. The garage is entirely new, and the roof was replaced just four years ago. Don't miss this incredible opportunity to make this exceptional home yours.**

Inclusions:  
Property Listed By:

**Remaining tile, paint and firewood, 2nd bar fridge in basement  
Real Broker**

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















