

604 Cantrell Drive SW
Calgary, Alberta

MLS # A2174279



\$599,900

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|------------------|--|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,173 sq.ft. | Age: | 1972 (52 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Garage F | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, La | | |

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| Heating: | High Efficiency, Forced Air, Natural Gas, See Remarks | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Storage | | |

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

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.