



459 Cantrell Drive Calgary Alberta

\$725,000

Located on a quiet street in Canyon Meadows, this beautiful one of a kind custom two-storey home offers over 2,600 sq. ft. of developed living space, including the fully suited basement (illegal), backing directly onto green space with stunning park views and incredible privacy. Designed with comfort, flexibility, and sustainability in mind, the home features 4 spacious bedrooms and 3 full bathrooms, including a main floor bedroom and full bath--ideal for guests or multi-generational living. The main floor boasts oak hardwood flooring, a vaulted living room with a cozy wood-burning fireplace, and newer triple-pane vinyl windows with reflective wrap, allowing for energy efficiency and abundant natural light. The bright, oversized kitchen offers plenty of prep space and flows seamlessly into the large dining area--perfect for hosting family gatherings. Main floor laundry adds daily convenience. Upstairs, the primary suite is a private retreat with its own balcony overlooking the park, a full ensuite, and ample closet space. The fully developed basement features a separate entrance and an illegal suite, complete with a gas fireplace, rainfall shower, and double jacuzzi tub, providing excellent flexibility for additional living or income potential. Outside, the private west-facing backyard is a serene escape, surrounded by mature landscaping and featuring a 5-person hot tub with updated spa pack--ideal for year-round relaxation. The home is powered by 2.6 kW solar panels with bi-directional metering, offering reduced utility costs and eco-friendly living. Additional highlights include a stucco exterior with great curb appeal, a single attached garage, and an oversized driveway. Enjoy an unbeatable location, just steps from Fish Creek Park, all levels of schools, Canyon Meadows LRT, public transit, and shopping. Whether you're looking for a family home or investment pro...

Primary Bedroom 14.08 Ft x 11.50 Ft

Bedroom 13.67 Ft x 11.50 Ft

4pc Bathroom Measurements not available

Recreational, Games room 18.83 Ft x 17.67 Ft

4pc Bathroom Measurements not available

Kitchen 9.00 Ft x 7.83 Ft

Bedroom 10.83 Ft x 13.67 Ft

Living room 19.08 Ft x 17.17 Ft

Dining room 15.33 Ft x 11.50 Ft

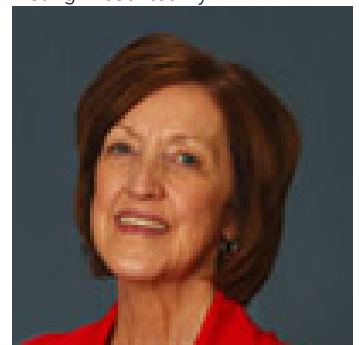
Bedroom 11.25 Ft x 8.92 Ft

4pc Bathroom Measurements not available

Other 12.33 Ft x 14.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
2% Realty

<http://www.findyourcalgary.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270
cawarawa@shaw.ca