



## 307 Cantrell Place Calgary Alberta

\$699,000

WELCOME TO THIS BEAUTIFUL WELL MAINTAINED 4-bedroom, 2-bathroom BI-LEVEL HOME nestled in the sought-after community of CANYON MEADOWS. Offering over 1,890 square feet of DEVELOPED LIVING SPACE, this residence combines comfort, style, and functionality in a FAMILY FRIENDLY NEIGHBORHOOD. Situated on a PEACEFUL CUL-DE-SAC, this secluded home BACKS ONTO A PATHWAY, providing unmatched privacy and an ideal setting for outdoor activities and relaxation. The SPACIOUS 5,716 sq.ft. LOT boasts a lush, landscaped backyard with mature trees, a garden area, and a convenient irrigation system, all on a flat, SOUTH-FACING BACKYARD perfect for entertaining or enjoying quiet evenings. Inside, you'll find a RECENTLY RENOVATED home in superb condition, with NEWER WINDOWS and RECENT FRESH PAINT THROUGHOUT. The kitchen FEATURES GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES including a GAS RANGE and a tile floor. The upper level offers LARGE BEDROOMS with a charming BAY WINDOW in the living room, creating a bright and inviting atmosphere. Additional highlights include a DOUBLE ATTACHED GARAGE, CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a recently added covered COMPOSITE DECK and SHADED PATIO ideal for outdoor lounging. The house boasts a solid structure with no slants, squeaks, or deterioration, and recent upgrades like a new roof (8 years old), newer furnace and air conditioning, and a dual wood-burning/gas fireplace in the family room add to its appeal. Located conveniently near major highways such as McLeod Trail and Deerfoot Trail, commuting is a breeze. Excellent schools, including E.P. Scarlett High School, are nearby, making this home perfect for families seeking a friendly community with top amenities. This home is in excellent condition, offering a blend of modern updates and classic charm—ready for you to move in and make it your own. Don't miss this fantastic opportunity to...

Family room 11.83 Ft x 17.00 Ft

Furnace 8.58 Ft x 7.17 Ft

Bedroom 11.33 Ft x 15.67 Ft

Bedroom 9.58 Ft x 11.58 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft

Kitchen 10.08 Ft x 8.58 Ft

Dining room 10.08 Ft x 8.75 Ft

Laundry room 10.08 Ft x 5.33 Ft

Primary Bedroom 13.42 Ft x 12.42 Ft

Bedroom 11.50 Ft x 14.00 Ft

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Listing Presented By:



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Living room 15.25 Ft x 17.50 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft