



## 44 Cantrell Bay Calgary Alberta

\$699,000

Tucked into a quiet cul de sac you will find this newly renovated home with a walk out and a full Grandfathered illegal basement suite. This is a spacious, large 3 bedroom bungalow , with a huge living room with feature fireplace. This room flows nicely into the dining room and all new white kitchen with quartz counters. There are garden doors off the kitchen to a deck where you can sit and enjoy the privacy of your sunny south backyard. Its like your own mini forest complete with a city park backing onto this homes lot.. The WALK OUT lower level is complete with a kitchen and full sized refrigerator, stove, family room, bedroom and second multi purpose flex room, plus your own laundry. There is a free standing fireplace for additional warmth and ambiance There is a separate entrance at the side of the house or door off the walk out . All new vinyl flooring throughout, new interior finishings to include baseboards, casings, interior doors, exterior doors, appliances, counter tops, adding many pot lights, plus completely repainted inside and out. All bathrooms are brand new Very conveniently located near bus routes, walking distance to schools to cover all grades, And Bonus close to Fish Creek park. (id:6769)

Dining room 10.58 Ft x 10.50 Ft

Recreational, Games room 13.92 Ft x 18.17 Ft

Kitchen 8.92 Ft x 11.25 Ft

Bedroom 13.33 Ft x 10.50 Ft

Bedroom 8.50 Ft x 9.50 Ft

Dining room 5.50 Ft x 7.00 Ft

4pc Bathroom Measurements not available

Bedroom 14.25 Ft x 13.25 Ft

Living room 17.42 Ft x 14.83 Ft

Kitchen 12.92 Ft x 11.92 Ft

Primary Bedroom 13.83 Ft x 11.92 Ft

Bedroom 13.00 Ft x 8.92 Ft

Bedroom 9.50 Ft x 9.58 Ft

4pc Bathroom 7.00 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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