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GRASSROOTS REALTY GROUP

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920 Cantabrian Drive SW Calgary, Alberta

MLS # A2337539



$988,800

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,815 sq.ft.	**Age:**	1969 (57 yrs old)
Beds:	5	**Baths:**	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opene		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Treed		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	RC-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Wet Bar

Inclusions: NONE

** OPEN HOUSE- SATURDAY, SEPTEMBER 26TH 1:00 P.M. TO 4:00 P.M.** AN EXCEPTIONAL FULLY RENOVATED FIVE BEDROOM HOME THAT FEATURES OVER $283,500.00 IN TOP-OF-THE-LINE RENOVATIONS, INCLUDING THE EXTERIOR AND INTERIOR OF THIS HOME, YARD, FENCE, TWO DECKS PLUS THE DETACHED GARAGE IN THE HIGHLY SOUGHT AFTER ESTABLISHED COMMUNITY OF CANYON MEADOWS! This outstanding renovation from top to bottom is the perfect blend of upscale thoughtful design, luxury finishes, and open design comfort for families. Bright and elegant living room with large south window, oak hardwood floors and glass railing. Spacious dining area with six-foot garden door to the raised deck, perfect when entertaining. The heart of this home is the spectacular kitchen that was designed for families and entertaining. Elegant full height cabinetry, quartz counters, 12 spacious drawers plus a full height wall pantry with pull out drawers. The home chef will love the 7’x5’ quartz kitchen island with eating bar, built-in microwave, large front storage cabinet with shelves, pullout garbage/recycling drawer and cutlery drawer with organizers. Everyone will enjoy the inviting, comfortable main floor family room that features a wood burning fireplace with quartz hearth, and wet bar with quartz countertop making this the perfect space for relaxation and entertainment. The main level bedroom is bright and spacious with generous closet area and large window. Large well-designed back entry/ mud room features a three-piece bathroom with oversized shower. The convenient main floor laundry closet features double bi-fold doors, full size upgraded washer and dryer and wall mounted cabinets. Upstairs features a spacious primary retreat with full wall closet. Elegant four-piece ensuite bathroom featuring dual

sinks, extra counter space, organized storage, a stunning six-foot walk-in shower and heated tile floors. Two additional spacious bright bedrooms and four-piece bathroom with heated tile floors. The lower level offers a 5th bedroom with new large egress window. A large, dedicated home gym with rubber flooring and corner stainless steel basement utility sink. Abundance of storage in the 5’ height crawlspace. A dream detached garage that offers, 16-foot-wide garage door and 11-foot ceilings, perfect for suspended storage or a car lift. The 50-amp panel is great for EV charging, electric heat or a welder. In front enjoy wide poured concrete walks, new sod and cedar mulch and a brand new 26-foot front ground level deck. In the rear yard is the new raised deck, new fence and gates, new sod and trees. Beautifully renovated home in Canyon Meadows that ranks an exceptional livability score of 87!

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