

448 Cantrell Drive SW
Calgary, Alberta

MLS # A2354052

\$719,500

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,228 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, H		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Native Plants, Treed		

Heating:	In Floor, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Other, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: Wardrobe, butcher block island, Kinetico softener, shed, 2 speakers and media console, security cameras

Some homes make you slow down before you reach the door. Here it's the covered timber-frame entry, built by hand by the owner, and a front yard planted for Calgary's climate, so your weekends belong to you instead of the lawn. Step inside to a beautiful mudroom finished in the same warm wood, with heated floors and a place for every coat and pair of boots, then straight into a bright, open main floor that feels like home right away, with a vaulted ceiling and a bay window that fills the living room with light. New vinyl plank flooring runs from front to back, and the tastefully updated kitchen, with granite counters, a Dacor gas range, a brand-new fridge under warranty and a pantry, sits at the heart of it all, so whoever is cooking stays part of the conversation. The feature media wall, with custom Bluetooth speakers wired in, sets the scene for hosting, from slow Sunday brunches to a full house at the holidays. Blackout blinds that open from the top or the bottom run throughout. The primary bedroom has its own ensuite, and the bright second bedroom makes a lovely home office. Downstairs, the finished family room is a blank slate ready for your own personal touch, from movie nights to a games room, with a pipe already in place if you'd like to add a fireplace. Two more bedrooms and a renovated bathroom with heated floors give guests, teenagers or a home gym their own space. Out back, the fully fenced deep lot has a deck with a gas barbecue hookup, a fire pit for cool evenings, an established garden with asparagus, berries and rhubarb, and a shed for the tools. The oversized double garage is heated, with its own furnace and power, and doubles as a workshop for whatever you're building next. Parking is easy, with an extended driveway that runs along the side of the house and opens up in front of the garage, with room for more vehicles, a

trailer or a recreational vehicle. Hardie siding over exterior foam insulation makes for a warm, well-insulated home, and a wired security camera system and Kinetico water softener are included. Close to schools, shopping, the LRT and Fish Creek Park, this Canyon Meadows bungalow brings comfort and functionality together. ***Some photos are digitally edited to remove personal items; originals are included***