

**392 Cantrell Drive SW**  
**Calgary, Alberta**

**MLS # A2200293**



**\$800,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** N/A

Welcome to this beautifully renovated bungalow nestled in the heart of the family-friendly community of Canyon Meadows. Sitting on an expansive 8,500 sq. ft. lot, this home offers modern upgrades, incredible space, and an unbeatable location. Step inside to a bright and inviting open-concept living room, featuring a cozy fireplace—the perfect space to relax or entertain. The stunning kitchen is a chef’s dream, complete with stone countertops, stainless steel appliances, and ample cabinetry. Natural light floods the main floor, highlighting the thoughtful design throughout. The primary bedroom is a true retreat, boasting a walkthrough closet and a luxurious 5-piece ensuite with a double vanity, soaker tub, and glass-enclosed shower. A second bedroom and an elegant 4-piece bathroom complete the main level. Downstairs, the fully developed lower level offers endless possibilities with a massive recreation/family room, complete with a wet bar, making it an entertainer’s paradise. Two additional generously sized bedrooms, a den, and a stylish 3-piece bathroom ensure there’s space for everyone. Outside, the huge backyard provides plenty of room for outdoor enjoyment, while the oversized heated double detached garage with a workshop is ideal for hobbyists or extra storage. Plus, RV parking adds even more convenience! Located just minutes from the Canyon Meadows LRT Station, commuting downtown is a breeze. Enjoy easy access to shopping, dining, and amenities along Macleod Trail, as well as parks, schools, and more. Don’t miss the opportunity to own this exceptional home in one of Calgary’s most desirable neighborhoods!