



Calgary-C-Canyon Meadows
220 CANTRELL Place SW

\$ 409,900
MLS #: C3431189

Status: **Active** Type: Residential Detached Single Family
 Rms Abv Gd: 6 Style: Bungalow
 Bedrms: Above: 3/Ttl: 4 Year Built: 1972
 Full Baths: 3 Basement: Full
 Half Baths: Bsmnt Dev: Fully Finished
 Tot Flr SqFt: 1160.79 Total Sq M: 107.8

*** Outstanding Bungalow in Established Community *** Just a beautiful 1160 sq.ft. home in Canyon Meadows that has 4 bedrooms (3 on the main floor); 3 full baths; gorgeous maple hardwood floors; fully developed basement; -- and it has recently been totally updated. The very functional modern kitchen features oak cabinets, newer black & stainless steel appliances ... and it is open to the living and dining rooms making this a great home to entertain in. An extremely well-maintained home with upgraded attic insulation to R40, repainted exterior stucco & trim, new roof shingles, plus all new windows and doors. -- The backyard is private with mature trees, interlocking patio/walkway, perennial flower beds, newer fence, parking stall off the back lane and large storage shed. --- Superbly located ... Close to C-Train for a quick commute downtown; on a quiet cul-de-sac; and there are good schools nearby. --- *** No work needed here; just move in and enjoy.***

Directions:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:08/02/10	Level	Mtr2	SqFt
Full Baths:	0	0	1	1	0	0		Main:	107.8	1160.79
Enst Baths:		0	1	0	0	0		Uppr:		
Addl Rms:	Finish Levels: 2						Garage Dim:	AbGd:	107.8	1160.79
Fin Fpl/Rgh:	1/	Fplc Fuel: Wood Only					Elem Schl:	St. Catherine	Lowr:	
Fireplace:	Brick Facing, Mantle						Middle Schl:	Robert Warren	BIGd:	65.1 700.74
Parking:	RV Parking, Off Street						High Schl:	Dr. E.P. Scarlett	Total:	107.8 1,160.79

Living Room:	5.8x3.5	M	Master Bdrm:	4.0x3.2	M
Dining Room:	2.8x2.5	M	Bedrm 2:	2.8x2.6	M
Kitchen:	5.0x3.0	M	Bedrm 3:	3.3x2.7	M
Family Room:	7.5x3.9	B	Bedrm 4:	3.8x3.5	B
Den:			Laundry Room	5.8x3.9	B

Flooring:	Hardwood, Carpet, Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco	Remodel:	
Site Influen:	Cul-De-Sac, Fenced, Beach Access, Flat Site, Back Lane, Public Swimming Pool, Playground Nearby, Schools, Public	Features:	Detectors Smoke, Insulation-Upgraded, No Smoking Home, Drapery Rods
Goods Incl:	Dishwasher-Built-In, Dryer, Venetian Blinds, Refrigerator, Stove-Electric, Washer, Storage Shed, Humidifier-Power (Furnace)	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
 Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	/1			
Prk Plan Dsc:				

Total Lot M2:	446.0	Lot Dimen:	
Frontage:	15.3	Lot Shape:	Rectangular
Depth:		Zoning:	R-C1
Conform:	Real Property Report With ComjCnform Yr: 2003	Front Expos:	S

Mortgage:	\$300,000	Cash Down:	\$109,900
Payments:	/ PI	Due:	2011
Rate:		Lender:	MCAP
Taxes:	\$ 1,837 - 2009	Local Improve:	

PHOTOS:

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