



**GRASSROOTS**  
REALTY GROUP

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**12 Canterbury Drive SW**  
**Calgary, Alberta**

**MLS # A2235908**



**\$994,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,917 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Landscaped,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to Canyon Meadows Estates! This custom-built executive home offers over 3,800 sq. ft. of beautifully designed living space on an oversized, professionally landscaped lot backing onto a serene linear park and playground. Thoughtfully updated and meticulously maintained, the home features a grand entry with dual staircases leading to the upper level, where a loft/den with built-in bookcases separates the luxurious primary suite—with a stunning new 5-piece ensuite, walk-in closet, and second fireplace—from three generously sized bedrooms and a fully renovated main bathroom. The main floor is ideal for both entertaining and everyday living, boasting a brand-new gourmet kitchen with granite countertops, stainless steel appliances, breakfast bar, and ample cabinetry, alongside a spacious family room, elegant living and dining rooms, and a convenient powder room. The fully developed lower level includes a fifth bedroom, a large rec room, a 3-piece bath, and excellent storage space. Enjoy outdoor living on the expansive deck overlooking the park. Recent upgrades include epoxy flooring, heater, fan, and high-lift garage doors in the garage; all atrium and living room windows replaced; central A/C added; a new home office with updated doors and windows; fresh paint throughout; and a newly installed double shower in the primary ensuite. Located within walking distance to schools, parks, Canyon Meadows Golf & Country Club, and just minutes from shopping and downtown, this exceptional home offers the perfect blend of elegance, comfort, and convenience, ready for you to move in and enjoy.