



**GRASSROOTS**  
REALTY GROUP

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**123 Canterbury Court SW**  
**Calgary, Alberta**

**MLS # A2240416**



**\$989,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,616 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks		

**Inclusions:** N/A

OH July 20 \*1-3pm. Nestled in one of Canyon Meadows Estates most sought after pockets on a huge pie shaped lot, this impressive walkout home offers over 3,886 sq ft of refined living space, blending timeless craftsmanship w/sophistication & exceptional privacy. With outstanding curb appeal highlighted by a long newer stamped concrete driveway & mature landscaping, this meticulously cared for home is truly move in ready! From the moment you enter, the pride of ownership and attention to detail are immediately evident throughout. The main floor features a grand foyer with soaring ceilings and a curved staircase creating a warm and welcoming first impression. A west facing front flex room with vaulted ceilings makes the perfect music space for a grand piano and flows into an elegant formal dining area perfect for entertaining. The kitchen is well appointed with built in appliances, a Miele dishwasher, pantry, loads of oak cabinet space, a central island and a bright breakfast nook while the adjacent living room offers a cozy retreat with a wood burning fireplace finished in stone, custom built ins & perfectly placed windows filling the space with natural light with lush garden views. Step out onto the large deck to enjoy peaceful views of the professionally landscaped backyard with beautiful mature landscaping and stamped concrete patio and walkways. Completing the main floor is rich hardwood floors, upgraded lighting, a two piece powder room, a functional mudroom with newer washer and dryer and direct access to the oversized insulated double garage ideal for larger vehicles and extra storage. Upstairs you will find three spacious bedrooms and a bright loft that can be converted into a fourth bedroom but perfect as an office with green space views. The large primary bedroom is a peaceful retreat with dual walk in closets, a private west facing balcony, a luxurious five

piece ensuite with an updated tiled shower, dual sinks and an oversized soaker tub plus two large additional bedrooms share a modern four piece bath. The walkout basement is fully developed with quality built ins, plush carpet , elegant finishes, a large recreation room, a second wood burning fireplace, games area, a fourth bedroom, a den or office, three pc bath and generous storage. The backyard is a true oasis with mature trees, perennial gardens, a large stamped patio and serene professional landscaping. Notable upgrades include newer windows, hardwood floors, carpets, updated bathrooms, aluminum window cladding, new driveway + garage floor + concrete paths, upgraded vacuum system, rebuilt decks with Duradeck membrane, Kinetico water system, water fountain feature, two high efficiency furnaces, hot water tanks, insulated garage doors, newer roof shingles (2021), air conditioning and replacement of Poly B plumbing! Don't miss this opportunity to own a one owner home in a peaceful setting just minutes from all school levels, parks, LRT, shopping and commuting roads. A must to see. Call today!