



**47 Canterbury Court SW  
Calgary, Alberta**

**MLS # A2305514**



**\$1,085,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,308 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** fridge in the garage, wine fridge

Incredible location in the desirable community of Canyon Meadows! "Canterbury Estates" known for its upscale homes and exceptional lifestyle. This beautifully upgraded residence offers outstanding curb appeal, tucked away on a quiet, tree-lined cul-de-sac. A spacious front foyer welcomes you in, highlighted by an open-to-below staircase that creates a bright and airy first impression. The combined living and dining rooms are generously sized and filled with natural light. The kitchen is stylish and functional, featuring quartz countertops, a modern backsplash, refreshed cabinetry, a large island with eating bar, bar fridge, and updated appliances including a new built-in oven and dishwasher. It opens seamlessly to the family room, complete with a cozy wood-burning fireplace. The adjacent nook leads to a private west-facing deck and a fully fenced backyard, ideal for enjoying sunny afternoons and evenings. The main floor also features updated vinyl plank flooring, along with a spacious laundry/mudroom offering excellent storage and flexibility for a home office setup, plus convenient side yard access. The mudroom connects directly to the fully insulated and drywalled double attached garage, equipped with an electric opener. Upstairs, you'll find three generously sized bedrooms, including a large Master Bedroom retreat with double closets, a walk-in closet, and a private balcony. The 5-piece ensuite includes a stand-alone shower. The additional bedrooms are well-sized, one featuring a walk-in closet, and share a Jack-and-Jill 4-piece bathroom. The fully developed basement expands your living space with a large fourth bedroom, a 3-piece bathroom, a private home gym, a spacious recreation area, and a separate wine storage feature as well built in shelving unit that can double as a bar.. Key updates include: furnace (2021), shingles (2021), hot water

tank (2025), lighting fixtures (2024), built-in oven (2024), and dishwasher (2024). The oversized driveway provides ample parking for up to six vehicles, with additional space for a trailer. The community is surrounded by beautiful green space, including nearby Fish Creek Provincial Park&mdash;one of North America&rsquo;s largest urban parks&mdash;offering endless opportunities for walking, biking, and outdoor recreation. You&rsquo;re also close to Southcentre Mall, the amenities of Shawnessy, CTrain access, schools, and the Canyon Meadows Golf and Country Club. This exceptional property shows 10 out of 10 and truly has it all. A must to see.