



GRASSROOTS
REALTY GROUP

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47 Canterbury Court SW
Calgary, Alberta

MLS # A2323968



\$1,025,000

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

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

Inclusions: N/A

Fantastic location in the desirable community of Canyon Meadows! "Canterbury Estates" is known for its upscale homes. This immaculate, upgraded home 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 great first impression. The combined living and dining rooms are generously sized and filled with natural light. The kitchen is stylish and functional, featuring newer 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. The kitchen has an open concept 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. 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 with double closets, a walk-in closet, and a private balcony. The 5-piece ensuite includes a stand-alone shower. The additional bedrooms are a good size, with 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 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—one of North America’s largest urban parks—offering endless opportunities for walking, biking, and outdoor recreation. You’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.