



GRASSROOTS
REALTY GROUP

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423 Canterbury Place SW
Calgary, Alberta

MLS # A2330191



\$950,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,406 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, French Door, Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: Refrigerator, Gas Cooktop, Wall Oven, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener + 2 Controls, Alarm System (no contractual obligations)

Prepare to be captivated by one of the most spectacular lots in Canyon Meadows Estates. Tucked away on a rare 9,225 sqft pie-shaped lot, this remarkable home backs directly onto a private community park accessible only by the surrounding pathways, creating an extraordinary sense of privacy and tranquility. Surrounded by mature trees, lush perennial gardens, raised garden boxes, and a charming greenhouse, the backyard is a true oasis - offering the feeling of an acreage retreat while remaining just minutes from the countless amenities of the city and the natural beauty of Fish Creek Provincial Park. Whether hosting summer gatherings on the expansive west-facing deck, tending to the gardens, or simply enjoying peaceful evenings, this outdoor space is the heart of the home. Opportunities to own a lot of this size and setting in such a prestigious, family-oriented community are exceptionally rare. Meticulously maintained and timeless in design, this beautifully updated bi-level offers over 1,400 sqft above grade, plus a fully developed basement with four bedrooms and three bathrooms total. Thoughtful renovations and functional spaces have transformed the traditional layout into a warm and inviting family home. Inside, upgraded vinyl windows frame the surrounding greenery and flood the home with natural light. The welcoming living room flows effortlessly into the dining area, where a striking three-sided gas fireplace creates the perfect backdrop for family gatherings. Patio doors extend the living space outdoors, seamlessly connecting the interior to the stunning backyard beyond. The well-appointed kitchen features an oversized island, gas cooktop, wall oven, microwave, quality cabinetry, and a sink perfectly positioned to overlook the peaceful gardens. The main floor is completed by a spacious primary retreat with a 4pc ensuite, along with two additional

bedrooms and another full bathroom. Downstairs, the bright bi-level basement showcases oversized windows, generous family room, fourth bedroom, and 3pc bathroom. An oversized attached double garage offers ample room for vehicles, outdoor gear, and additional storage, with a dedicated storage room tucked at the rear. Furnace, Hot Water Tank + Heat Pump (provides A/C) all replaced in 2023. This is a rare opportunity to own an impeccably cared-for home on one of Canyon Meadows Estates most coveted lots - a property where timeless elegance, exceptional outdoor living, and an unmatched sense of community come together.