



GRASSROOTS
REALTY GROUP

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240 Canterville Drive SW
Calgary, Alberta

MLS # A2332366



\$1,150,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,015 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Few Trees, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Stone	Sewer:	-
Roof:	Rubber, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Additional Stainless Steel Refrigerator, , Ping pong table and accessories, dart board and its accessories, exercise bike onsite security system		

240 Canterville Dr SW, Executive Listing Descriptions Public Remarks: Welcome to the homey residence with 4 (3 spacious and 1 normal sized) bedrooms and 3-1/2 bathrooms nestled in prestigious Canyon Meadows Estates. Positioned on a massive lot spanning nearly a quarter acre, this two-storey estate (with a double attached garage and 4 fireplaces) offers over 3,014 sqft living space plus finished basement combining timeless architectural grandeur with extensive upgrades. The house is topped with a state-of-the-art Euroshield hail proof roof with a 50-year lifespan and 25-year rubber shingle replacement warranty. At the heart of the home is the newly renovated kitchen featuring rich cabinetry, electric stove with storage drawer oven, built in microwave, and a sunny breakfast nook overlooking the sprawling backyard. Host formal gatherings in the distinct dining hall and oversized living room centered by a cozy fireplace, or relax in the adjacent family room. Double french doors lead to a year-round sunroom/solarium—a tranquil oasis for reading, listening to music, morning coffee or evening cocktails. The finished basement is equipped with amenities for hobbies or exercises, a laundry room, a small storage room and storage racks inside the furnace room. Outdoor Oasis & Mechanicals: The south-facing backyard features mature trees and well taken care flower beds. The mechanical infrastructure includes 3 furnaces, central air conditioning (needs maintenance), a newly replaced hot water tank, and a new water softener. Nice and mature community, Canyon Meadows is in unbeatable location just steps away from Fish Creek Provincial Park. Easy access to golf courses, top-tier schools, Southcenter Mall, Banks, major grocery stores, auto malls, MacLeod Trail the commercial and retail hub which runs extensively to downtown, and also a

quick access to Deerfoot Trail/Alberta Highway 2 as well as Highway 2 South (to US border). Attic Insulation & Thermal Efficiency: Attic insulation was upgraded with high-performance materials, significantly reducing winter heat loss and lowering heating energy costs by nearly 23%. Updated Exterior Water Management: Gutters, eaves, and surrounding roofline trim have been fully updated to ensure proper drainage and long-term structural protection.