



GRASSROOTS
REALTY GROUP

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44 Canterbury Drive SW
Calgary, Alberta

MLS # A2340312



\$1,999,995

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,757 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Luxury, space, and an unbeatable location—this fully renovated 6-bedroom, 3.5-bathroom home checks every box. Professionally renovated by Ashwood Homes, every detail has been thoughtfully designed with exceptional craftsmanship and timeless style. Situated on a coveted corner lot backing onto and siding onto green space with only one neighbouring home, this is a rare opportunity to enjoy privacy, open views, and direct access to nature. Even better, walk out your back gate and take the kids to school through the park—no busy roads required. From the moment you step inside, you'll be impressed by the soaring vaulted living room featuring a dramatic floor-to-ceiling stone gas fireplace and an abundance of natural light. The heart of the home is the stunning chef's kitchen, complete with a walk-in pantry, gas stove, built-in appliances, extensive cabinetry, and patio doors leading to a brand-new composite deck—perfect for entertaining. Just off the kitchen is a bright sitting area or bonus room, creating the ideal space for family gatherings, while the dedicated main floor office makes working from home effortless. A spacious mudroom, main floor laundry, and triple attached garage add everyday convenience. Upstairs you'll find four generous bedrooms, including a beautiful primary retreat with a walk-in closet and luxurious 5-piece ensuite. The additional 5-piece bathroom even features its own sauna, creating the perfect place to unwind. The fully finished basement expands your living space with a large family room, home gym, two additional bedrooms, a 3-piece bathroom, and exceptional storage. Beyond the beautiful finishes, this home has been extensively upgraded for lasting comfort, quality, and energy efficiency. Improvements include triple-pane windows, an additional 1-inch of exterior insulation, spray foam insulation in all

joist spaces, and central air conditioning—offering superior comfort, reduced energy costs, and peace of mind for years to come. With its premium renovation, exceptional location, and thoughtful upgrades throughout, this is a truly turnkey luxury home that's ready for your family to enjoy.