

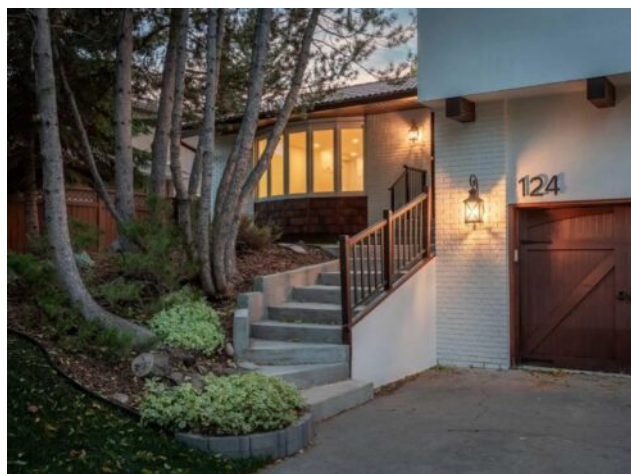


GRASSROOTS
REALTY GROUP

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124 Canterbury Drive SW
Calgary, Alberta

MLS # A2348457



\$1,499,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,889 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to 124 Canterbury Drive SW, a beautifully renovated four-level split offering over 3,000 sq. ft. of thoughtfully designed living space, ideally situated on the sought-after estate side of Canyon Meadows. Backing directly onto a peaceful west-facing park, this exceptional home blends warm Mediterranean-inspired finishes with modern elegance, creating the perfect balance of style, comfort and functionality. Step inside to discover a stunning open-concept main floor featuring a beautifully designed Mediterranean-inspired kitchen with abundant cabinetry, gorgeous finishes and picturesque views of the backyard and park. The seamless flow between the kitchen, dining and living areas creates an inviting space for everyday living and entertaining. Patio doors off the kitchen lead directly onto a brand-new deck overlooking the beautifully landscaped backyard, complete with fresh sod and plenty of space to enjoy Calgary's sunny west-facing evenings. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat featuring a charming Juliet balcony and a beautifully appointed ensuite with dual sinks and a walk-in shower. An additional full bathroom completes the upper level. The thoughtfully designed lower level features a spacious walk-in mudroom with a built-in bench, closet and hanging storage. A separate laundry room with a backyard entrance offers a stacked washer and dryer and a convenient sink, perfect for laundry or cleaning up after enjoying the outdoors. A powder room and inviting family room with a cozy gas fireplace complete this level. Patio doors from the family room open onto a beautiful outdoor patio with a new pergola, creating another wonderful space to relax or entertain. The fully developed basement provides additional living space with a fifth bedroom, full bathroom, generous storage room and a dedicated movie

or recreation room, perfect for family movie nights, guests or a growing family. With over 3,000 sq. ft. of beautifully renovated living space across four levels, five bedrooms, multiple entertaining areas and stunning new landscaping, this home offers exceptional versatility for modern family living. Enjoy the privacy of your west-facing backyard, direct access to the park and the charm of one of Calgary's most established communities. A beautifully reimagined family home in an exceptional park-side setting on the estate side of Canyon Meadows.