



GRASSROOTS
REALTY GROUP

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31 Canterville Bay SW
Calgary, Alberta

MLS # A2350977



\$1,499,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,334 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Dry Bar, French Door, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: umbrella on deck of family room, outdoor built in fireplace, drip sprinkler systems for flower beds

Some homes are renovated. Others are COMPLETELY REIMAGINED. 31 Canterville Bay is the latter. Tucked into a quiet bay in established Canyon Meadows, this home has been transformed from top to bottom with a clear point of view—beautiful design, warm finishes and spaces that feel every bit as good as they look. The main level is bright and open, with VAULTED CEILINGS, SKYLIGHTS and natural light throughout. The kitchen sits at the heart of the home, with generous workspace and storage and an easy connection to the living and dining areas. The result feels polished without feeling precious—the kind of home that could be in a magazine, but was clearly designed to actually live in. A MAIN-FLOOR BEDROOM with a 3-PIECE BATHROOM directly across the hall is a standout feature, offering real flexibility for multigenerational living, overnight guests or a private home office. Upstairs, the primary bedroom feels like a true retreat, complete with a custom dressing room. Thoughtful finishes and beautifully updated bathrooms carry the same cohesive design throughout the home. The developed lower level adds even more room to gather, work and unwind, with flexible space for movie nights, recreation or guests. And then there is the backyard. The SOUTHWEST-FACING BACKYARD sits on a generous PIE-SHAPED LOT, BACKING DIRECTLY ONTO GREEN SPACE & WALKING PATHS, creating a setting that feels private, mature and connected to its surroundings. Multiple decks create distinct spaces for dining, relaxing and entertaining, while the OUTDOOR BUILT-IN FIREPLACE creates a natural gathering place for long summer evenings and cooler nights. Mature landscaping and an extensive irrigation system make the outdoor spaces as thoughtfully planned as the interior. Behind the design are the practical comforts that

matter: central air conditioning, two furnaces with humidifiers and central vacuum. All of this is close to schools, parks, recreation, transit and Fish Creek Provincial Park, while still tucked away in the mature, established community of Canyon Meadows. 31 Canterville Bay is warm, beautifully designed and completely its own—a top-to-bottom transformation that feels just as good as it looks.