

# \$1,000,000 - 303 Canter Place Sw, Calgary

MLS® #A2089771

**\$1,000,000**

5 Bedroom, 4.00 Bathroom, 2,082 sqft

Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

5 BEDROOMS | 4 BATHROOMS | 4,000 SQFT OF LIVING SPACE | CHEF'S KITCHEN | NEWLY PAINTED | CORNER LOT | QUIET CUL DE SAC | Welcome to this exquisite bungalow nestled on a corner lot in a serene cul-de-sac in the heart of Canyon Meadows Estates! This extensively upgraded home features over 4,000 sq ft of living space with 5 bedrooms and 4 full bathrooms, perfect for a large family. You are welcomed into the home with a large foyer with open views to living room with captivating stone-faced wood burning fireplace, and formal dining area. The spacious gourmet kitchen with three skylights is a chef's dream and opens onto a back deck with bbq gas hookup, perfect for entertaining! The kitchen is adorned with elegant granite countertops and showcases custom cabinetry, stainless steel appliances, double ovens, a gas cooktop, beverage center, custom wine rack, prep sink, under-cabinet lighting, and more. Enjoy the additional area with gas fire place and built in shelving to read a book with a drink or add an additional seating area. The master retreat features a spacious living area, large windows and sliding doors opening onto the back deck for a private retreat. Enjoy the luxurious 5-piece ensuite with free standing spa tub, and heated floors. The main floor also features two additional bedrooms 4-piece and bathroom. The fully developed features two generous entertainment spacious, complete with a well-appointed wet bar, and third fire place. The lower level can also be accessed



from a separate staircase off the garage and offers two additional spacious bedrooms, each with walk-in closets, one of them with its own ensuite. The basement is complete with a spacious laundry room and very large storage room. The homes has had many updates in the last two years including renovated main floor bathroom, new paint throughout, new windows on the east side and front of the home, updated light fixtures inside and out, and new dishwasher and microwave. The home also has an oversized garage with 220V and hot tub hook ups and wiring in place in back yard. Enjoy this great community and location within walking distance to schools and fitness centre. Don't miss out on this fabulous home! Book your showing today!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2089771    |
| Price          | \$1,000,000 |
| Sold Price     | \$1,009,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,082       |
| Acres          | 0.15        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 303 Canter Place Sw |
| Subdivision | Canyon Meadows      |
| City        | Calgary             |
| County      | Calgary             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2W 3Z3 |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 4                                                  |
| Parking        | 220 Volt Wiring, Double Garage Attached, Oversized |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| # of Fireplaces   | 3                                                                                                                                                                                                                                      |
| Fireplaces        | Brick Facing, Gas, Wood Burning                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                                                         |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Corner Lot, Cul-De-Sac, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Wood Frame, Wood Siding                    |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2023 |
| Date Sold      | November 2nd, 2023 |
| Days on Market | 7                  |
| Zoning         | R-C1               |
| HOA Fees       | 0.00               |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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