

\$995,000 - 184 Canterville Drive Sw, Calgary

MLS® #A2109706

\$995,000

5 Bedroom, 4.00 Bathroom, 2,953 sqft

Residential on 0.22 Acres

Canyon Meadows, Calgary, Alberta

Prepare to be captivated by this stunning home where timeless elegance + modern finishings create this exceptional listing in the Canyon Meadows Estates. Once through the double front doors, you are greeted with a stunning dual staircase that marks the centrepiece of the foyer. This renovated home offers over 2,950 sqft above including 4 bedrooms, plus developed basement - total of 5 bedrooms + 3.5 bathrooms. Loaded with tons of functional features, transforms this traditional floorplan into a modern family home. There is an abundance of natural light from the expansive south windows, complimented by timeless luxury vinyl plank flooring through main floor. Formal living room is located to left of front entrance with gas fireplace, step down into the sunken family room at the back of the house with cozy wood burning fireplace, stone mantle + expansive patio doors leading out to the back yard. Oversized deck perfect for entertaining & gas line for BBQs. Kitchen features modern white cabinets with quartz counters, stainless steel appliances, concealed hoodfan, open to spacious eating nook. The main floor plan has been transformed to include a full pantry with room for additional fridge/freezer + functional family mudroom right off the garage entrance. Main floor is completed with powder room & functional laundry room. Retreat to the library at the top of the staircase, relax with your favourite book or set up your own home office. The primary bedroom is your own oasis with



wood burning fireplace, walk-in closet with lots of built-in organizers + ensuite featuring oversized shower + heated floors. Three additional bedrooms are located on the opposite side of the upper level with a 4 pc bathroom located between the rooms. Basement provides a wonderful opportunity for your future vision with a separate walk-up entrance, featuring rec room, bedroom (window not to current egress), hobby room, wine cellar, 3pc bathroom + sauna! Oversized 23.5 x 21.5 foot garage accommodates larger vehicles, updated with new garage doors & overhead operator. Large lot for the family to enjoy the outdoors & gardening together, this lot once accomodated an outdoor pool + hot tub under the gazebo (as-is condition). This home has all of the major items upgraded over the last 3 years including roof, windows, doors, high efficiency furnaces, central A/C servicing each furnace. Great opportunity to move into Canyon Meadows Estates & enjoy everything the established community has to offer with schools, aquatic centre, quick access to Fish Creek Park, shopping - an absolute ideal spot to raise a family & be home!

Built in 1980

Essential Information

MLS® #	A2109706
Price	\$995,000
Sold Price	\$999,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,953
Acres	0.22
Year Built	1980
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	184 Canterville Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3X2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Bar, Bookcases, Central Vacuum, Closet Organizers, French Door, Kitchen Island, Quartz Counters, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Gas Log, Living Room, Mantle, Master Bedroom, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
-------------	---------------------

Date Sold	March 2nd, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 PowerRealty.ca

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.