

\$1,450,000 - 312 Canterville Drive Sw, Calgary

MLS® #A2115967

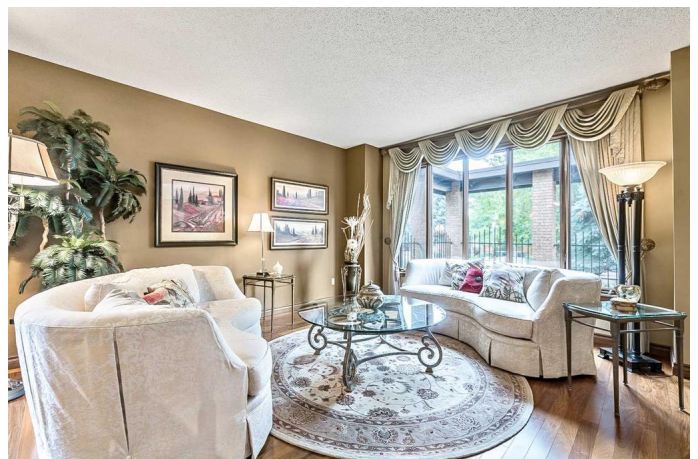
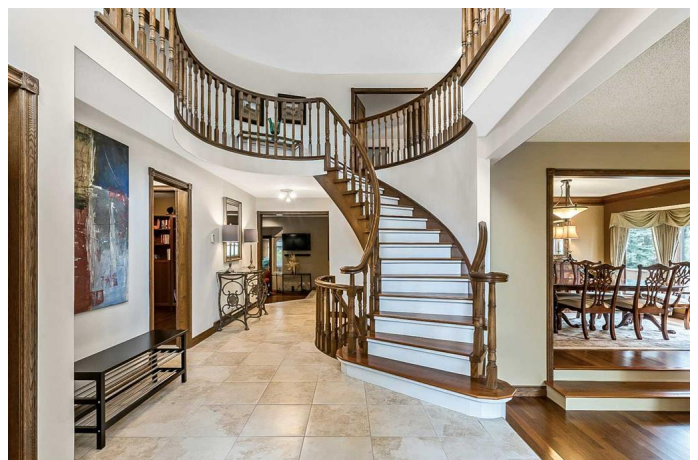
\$1,450,000

5 Bedroom, 4.00 Bathroom, 4,766 sqft

Residential on 0.26 Acres

Canyon Meadows, Calgary, Alberta

Enjoy your own piece of Paradise in this executive custom built 4765 sqft two storey home! This stunning five-bedroom home offers an unparalleled living experience. Nestled in a tranquil neighborhood of Canyon Meadows Estates. This property presents a unique blend of luxury and comfort that will surely captivate your heart. Main floor features a curved staircase that serves as a centerpiece, adding a touch of grandeur, soaring vaulted ceilings, gleaming Brazilian hardwood floors, formal dining room for elegant dinners and sunken living room that exudes charm and character. Kitchen is a culinary enthusiast's dream come true. Boasting granite countertops, upgraded stainless steel appliances, gas stove, trendy backsplash, oversized island and custom cabinets. A large family room enjoys wood burning fireplace, newer 2pc powder room, spacious den and laundry area. The upper floor includes four generous bedrooms and a huge bonus area. Retreat to the new "spa like" 5pc ensuite in the primary bedroom, where you can indulge in relaxation after a long day. The basement is fully finished with an extra bedroom, bar, family room, rec/games area and two mechanical rooms. The 1580 sqft indoor pool is a true oasis, inviting you to relax and unwind at any time of the day. Imagine starting your mornings with a refreshing swim or ending your evening with a soothing dip in the outdoor hot tub. Step outside onto the fabulous outdoor patio, ideal for hosting gatherings or simply basking in the



sunshine while surrounded by nature’s beauty. Note: Oversized triple attached garage (newer concrete floor, freshly painted with moisture resistant paint), high ceilings that can accommodate a car lift and central air conditioning. Walking distance to Fish Creek Park, Canyon Meadows Golf and Country Club, Fitness center, schools, shopping and tennis courts. Don’t miss this opportunity to own this exceptional property that seamlessly combines luxury, functionality, and tranquility. Embrace the beauty of resort living within the comfort of your own home. Schedule your private showing today and prepare to be amazed!

Built in 1981

Essential Information

MLS® #	A2115967
Price	\$1,450,000
Sold Price	\$1,372,500
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,766
Acres	0.26
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	312 Canterville Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 4R1

Amenities

Parking Spaces 6

Parking Concrete Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features Bookcases, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Boiler, Central, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Stone, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Courtyard, Lighting, Private Entrance, Private Yard

Lot Description Lawn, Landscaped, Level, Private, Treed

Roof Wood

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2024

Date Sold April 10th, 2024

Days on Market 20

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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