

\$999,000 - 123 Canterville Drive Sw, Calgary

MLS® #A2121160

\$999,000

4 Bedroom, 4.00 Bathroom, 2,356 sqft

Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

PRIME SERENE LOCATION !! Discover exceptional living in the heart of a vibrant community with our meticulously upgraded estate home, now available for a discerning buyer. Situated in the prestigious Canyon Meadows Estates, this property offers a blend of luxury, comfort, and the unparalleled tranquility of **BACKING** onto a **SECURED TREED PARK and PATHWAY**. Spanning over 2,355 square feet, this residence is a testament to thoughtful design and elegance. The main floor welcomes you with a bright, vaulted layout, featuring a living room adorned with a striking brick fireplace reaching up to the ceiling—a perfect setting for cozy gatherings. Entertain in style in the spacious dining area that looks out to the park, complemented by an updated kitchen boasting white customized cabinetry, granite countertops, under-mount sink, and a breakfast bar. The family room, warmed by a second fireplace, mud/laundry room, and a tastefully remodeled powder room, make daily living a breeze. Upstairs, the primary bedroom awaits as a sanctuary with breathtaking park views, enhanced by an upgraded ensuite with dual sinks and a walk-in shower. Two additional bedrooms and a refreshed four-piece bath accommodate family and guests with ease. The loft/den area presents a flexible space for your needs. The lower level extends your living space with a bright and airy bedroom, a spacious recreation room, and ample storage space, including a walk-in closet and a large utility area. Step



outside to a west-facing, flat backyard with a stamped concrete patio—your private retreat for relaxation or entertainment, fully fenced and complemented by a large storage shed. Note: Stamped concrete deck, rubber driveway and newer windows. Located within walking distance to schools, parks, Canyon Meadows Golf and Country Club, and mere moments from downtown and major shopping centers. This property offers an exceptional lifestyle. Don't miss the opportunity to make this exquisite estate home your own!

Built in 1980

Essential Information

MLS® #	A2121160
Price	\$999,000
Sold Price	\$992,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,356
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	123 Canterville Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3X9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Level, Street Lighting, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2024
Date Sold	May 3rd, 2024
Days on Market	25
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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