

\$649,900 - 715 Canterbury Drive Sw, Calgary

MLS® #A2130362

\$649,900

4 Bedroom, 3.00 Bathroom, 1,368 sqft

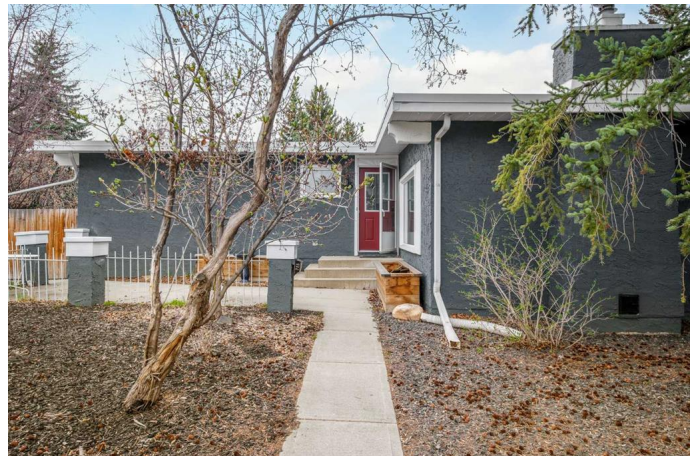
Residential on 0.13 Acres

Canyon Meadows, Calgary, Alberta

Elevate your lifestyle with this exquisitely renovated 1,368 sqft bungalow, nestled in the sought after community of Canyon Meadows. This home dazzles with its modern design, starting with the sunken living room that features a cozy fireplace flanked by elegant built-ins and wrapped in modern tile. The heart of the home is the stunning kitchen, equipped with granite countertops, stainless steel appliances, a large island, and classic subway tile backsplash. Truly a space built for the chef of the family. Adjacent to the kitchen, and conveniently situated between the living room and kitchen is the spacious dining area that offers a perfect view of both rooms making it the ideal spot for entertaining.

The smart floor plan has all the bedrooms tucked away down the hall and away from the living spaces. Included are three generously sized bedrooms, each offering comfort and style. The primary suite boasts a renovated private 4 piece ensuite with dual sinks and a stand alone shower, while an additional 4-piece bathroom serves the other bedrooms.

The lower level provides a massive rec room which is perfect for the home theatre or kids play area. Add to that a fourth bedroom, another 4-piece bathroom, a laundry room, and ample storage space and you have the perfect spot for the growing family. It's also prepped with easy access to the yard through



the back entrance and an added bonus with the upper floor able to be completely shut off from the basement giving privacy to your guests or extended family.

Step outside to a fully fenced, west-facing backyard with an oversized double detached garage onto a paved lane. But donâ€™t worry the oversized corner lot still leaves ample space for the kids to play or for enjoying those warm summer nights.

Enjoy the convenience of walking distance to schools, outdoor hockey rinks, the LRT, transit, shopping, and the natural beauty of Fish Creek Park. This home demonstrates true pride of ownership and is a testament to refined living.

Built in 1973

Essential Information

MLS® #	A2130362
Price	\$649,900
Sold Price	\$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	715 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 1T3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Paved

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle, Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 13th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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