

\$1,135,000 - 35 Canterbury Drive Sw, Calgary

MLS® #A2138943

\$1,135,000

4 Bedroom, 4.00 Bathroom, 2,898 sqft
Residential on 0.18 Acres

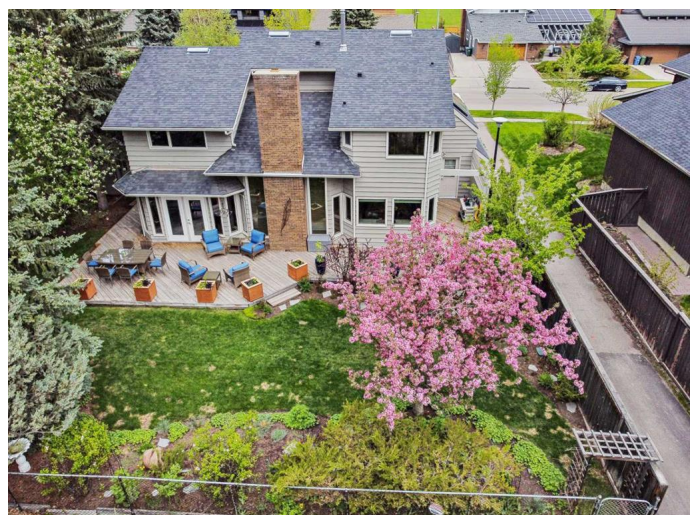
Canyon Meadows, Calgary, Alberta

Custom-built Executive home in Canyon Meadows Estates. This well-built home has many fine details - over 4590 + sf of living space. Excellent curb appeal with covered entry, brick accents, manicured and mature landscaping, and all on an oversized home site backing onto a linear park. The home has been loved with many updates, including an updated kitchen, 3.5 baths, Lux metal clad wood windows, doors, baseboards, casings, painted flat ceiling(s), two high-efficiency furnaces, plumbing, and light fixtures. Plus, a newer asphalt shingle roof! You'll find impressive design features such as a BIG open foyer, main floor office, soaring vaulted ceilings, maple and metal staircase railings and columns, built-ins, and 2 brick-faced fireplaces. The "Chef's" kitchen has been updated with maple cabinetry, high-end built-in appliances, GRANITE countertops and backsplash, a gas cooktop with vent, and more. The kitchen/nook area overlooks the center family room & with 13 windows to enjoy the south-facing views of the incredible living oasis in your private backyard. The main floor includes a front living room, a semi-formal dining area, a rear mud room, and a full-sized laundry room with more storage/ sink. Upstairs features an extra large master bedroom with a reading nook, upper private balcony, and updated 4-piece ensuite/walk-in closet. The upper bridge features open-to-below views with maple/metal railings and overlooks the center family room and stately main-floor living



35 CANTERBURY DRIVE SW

REALMEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 1,692.07 Sq Ft / 157.19 m²
UPPER LEVEL (AG) - 1,206.55 Sq Ft / 112.00 m²
TOTAL ABOVE GRADE RMS SIZE - 2,898.62 Sq Ft / 269.19 m²
BASEMENT DEVELOPED AREA (BG) - 1,343.04 Sq Ft / 124.76 m²
BASEMENT UNDEVELOPED AREA (BG) - 350.99 Sq Ft / 32.61 m²
TOTAL AG/BG AREA - 4591.65 Sq Ft / 426.56 m²



room/foyer. The other two large spare bedrooms provide ample space for a growing family. Other upgrades - Fully finished basement development with a fourth bedroom/bath, music room, exercise room, and oversized rec room. Impressive 24'x24' oversized garage with side man door, high ceilings and much more! Call your friendly REALTOR(R) to view today. Quick possession is available!!

Built in 1980

Essential Information

MLS® #	A2138943
Price	\$1,135,000
Sold Price	\$1,165,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,898
Acres	0.18
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	35 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3S7

Amenities

Parking Spaces	5
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Parking	Double Garage Attached, Oversized
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Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Oven-Built-In, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room, Mixed
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Courtyard, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Greenbelt, Interior Lot, No Neighbours Behind, Landscaped, Level, Street Lighting, Underground Sprinklers, Yard Lights, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 13th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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