

\$1,025,155 - 51 Canterville Bay Sw, Calgary

MLS® #A2156975

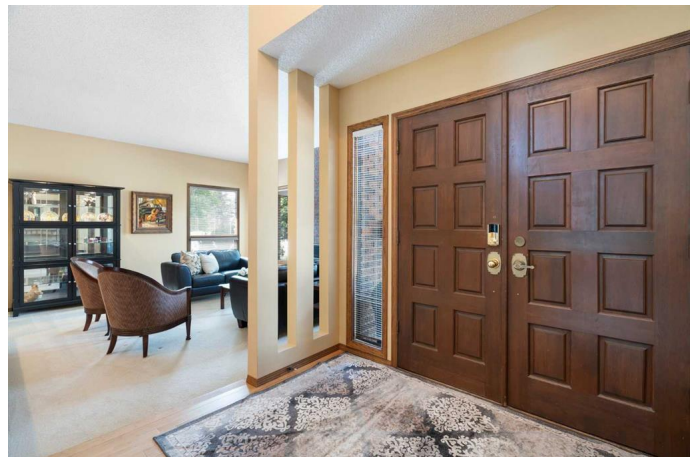
\$1,025,155

4 Bedroom, 4.00 Bathroom, 2,815 sqft

Residential on 0.19 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this spacious and well-maintained estate home in the heart of Canyon Meadows, offering an inviting blend of original character and thoughtful updates. With over 4,250 square feet of living space (2,814 sq ft above grade), this residence is perfect for families looking for room to grow or those who love to entertain. As you step inside, you're greeted by the warmth of bamboo hardwood flooring that flows seamlessly throughout the main level. The formal living and dining rooms offer ample space for gatherings, anchored by a gas fireplace that adds a cozy ambiance. The kitchen, featuring Oak cabinetry and updated tile flooring is equipped with modern appliances, making it both functional and charming. Step out of the kitchen onto an expansive new deck (2023) and enjoy the beautifully landscaped back yard - a perfect retreat for summer barbecues and outdoor relaxation. Back inside, steps from the kitchen is the family room, where a wood-burning fireplace serves as the focal point, offering the perfect spot for cozy evenings. The main floor also includes updated carpet and a great layout that makes daily living a breeze. Completing the main level is a huge office with gorgeous windows which look onto the back yard, and a beautiful main floor spa for daily relaxation. Upstairs, you'll find the spacious primary bedroom with its own private deck, resurfaced in 2022 with 65 mil "coral" Weatherdek, offering a serene space to unwind. The upper level carpet, replaced in



2022, ensures a fresh and comfortable feel underfoot. The updated A/C unit keeps the home cool during warm summer months, while two new furnaces (2020) ensure efficient heating throughout the home. Downstairs, the fully developed basement is a haven for entertainment. Rustic-grade maple hardwood floors add warmth to the space, which features a faux stone fireplace with a gas insert in the rec room—perfect for movie nights or hosting friends. Included in the sale are the mounted speakers, a pool table with accessories, dartboard with cabinet and backboard, and billiard-themed artwork. The basement also houses a functional indoor hot tub, which has been well-maintained and used regularly. The home is also equipped with a rubber roof, installed in 2005, with a transferable 50-year warranty, water softener, central-vac system, and plumbing/wiring to add or relocate the laundry to the main floor. This Canyon Meadows estate beauty offers a unique opportunity to own a home that combines original charm with modern conveniences. With immediate possession available, you can move in and start enjoying all this property has to offer.

Built in 1981

Essential Information

MLS® #	A2156975
Price	\$1,025,155
Sold Price	\$1,025,155
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,815
Acres	0.19
Year Built	1981
Type	Residential

Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	51 Canterville Bay Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4M1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Rubber
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 23rd, 2024

Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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