

**248 Canterbury Court SW  
Calgary, Alberta**

**MLS # A2178478**



**\$899,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,208 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Underground Sprinklers, Pr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** alarm system, 3 cameras, shed, TV mount in living room & master bedroom,

Picturesque curb appeal enchants as you arrive at this lovely Canyon Meadows Estates home, where tidy professional landscaping and mature trees frame a large corner lot in the exclusive estate area of the community. Inside, soaring vaulted ceilings draw the eye up, showcasing an open layout extending to the upper story for a gorgeous visual dynamic. Bay windows in the living area fill the space with light, and the adjacent dining room is perfect for big family meals. Throughout, you will notice select upgrades paired with original features that have been immaculately cared for. It even has A/C! In the kitchen, full-height original oak cabinetry infuses a sense of quality and comfort. Granite counters add a polished style that will impress the family chef, as do all new appliances that include a French door refrigerator, flat-top range set into the island, and dual wall ovens. A pantry closet means you will always have your favourite ingredients on hand. The sunny breakfast nook gets tons of light from the south and offers direct access to the deck, which is great for grilling or dining alfresco. Curl up in the family room with a book and a beverage, where cozy classic finishes include a stone hearth with a gas fireplace and floor-to-ceiling built-ins. The powder room is just down the hall, as is the entry from the double attached garage, where you will find a large laundry area complete with a sink, cabinets, and extra counter space. The upper story is a penthouse-style primary retreat. It begins with a loft overlooking the lower level with built-ins ideal for your home office. To one side of the bedroom, the ensuite offers dual sinks, a jetted tub, and a glassed-in shower, as well as two massive closets with shelving and hanging space. To the other side, a cedar studio is fantastic for your exercise equipment. In the basement, there are two more large bedrooms and a well-appointed

bathroom ready for kids or overnight guests. If you dream of having a place for everything, you will love the hobby room, where shelving and organizers are just the start. A big closet has more shelves, and the spare room also features custom built ins. Outside, the deck enjoys dappled sunlight from the south through the branches of a mature Mountain Ash. You will feel wonderfully secluded relaxing or entertaining here. A patio set with pathways, stone, and brickwork, steps down to a lush lawn with an irrigation system. The entire yard is edged with thoughtfully low-maintenance landscape elements, shrubs, and trees. This neighbourhood is one of the best in Calgary, with several schools and parks within steps. The nearby golf club is just minutes away, and Fish Creek Provincial Park is also within walking distance. A plethora of amenities including South Centre Mall are available in a short drive along Macleod Trail, which also offers a quick commute to downtown. Anderson Road connects to both Deerfoot and Stoney Trails, giving you easy access to any area of the city. See it today!