

279 Canterville Drive SW  
Calgary, Alberta

MLS # A2245681



**\$1,300,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,932 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Boiler, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble, Parquet, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, High Ceilings, See Remarks, Separate Entrance, Wet Bar, Wood Windows		

**Inclusions:** Basement fridge, pool table & accessories, garage heater, basement freezer, safe, alarm, garage fridge, 2 vacuum systems & Attachments, nutone blender

Welcome to 279 Canterville Drive SW – a timeless estate home backing onto a quiet park in the heart of Canyon Meadows Estates. With over 5,700 sq.ft. of meticulously maintained living space, this executive residence offers luxury, functionality, and space for the entire family. Inside, you're welcomed by grand principal rooms, 4 spacious bedrooms upstairs, plus a library/den ideal for a home office or reading retreat. The primary suite is a true sanctuary, featuring a private south facing balcony, a large walk-in closet, and a luxurious ensuite. Entertain with ease in the formal dining and living rooms, or gather around one of the three cozy fireplaces spread across the home. The fully developed basement adds another 1,855 sq.ft. of versatile space with room for recreation, guests, fitness, and more. Additional features include a heated triple attached garage, a durable clay tile roof, 4.5 bathrooms, and an unbeatable location backing onto green space for added privacy and serene views. This home has been meticulously cared for and offers rare square footage in one of Calgary's most desirable southwest communities. A true gem that must be seen to be appreciated. Close proximity to schools, shopping and Fish Creek Park. Homes this size rarely come up in Canyon Meadows. Call today for a private showing.