



Inclusions:

135 Canterbury Court SW Calgary, Alberta

MLS # A2261577



\$1,025,000

Division:	Canyon Meado	ws	
Type:	Residential/Hou	ıse	
Style:	2 Storey Split		
Size:	2,042 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot, Private,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking	Home, Open Flo	orplan. Separate Entrance. Storage

Welcome to 135 Canterbury Court, a stunning 2-storey walkout home in the coveted community of Canyon Meadows Estates, quietly tucked away on a private cul-de-sac. Offering over 3,000 sq. ft. of finished living space, this home features 4 bedrooms, 3.5 bathrooms, and a fully developed walkout basement. Step inside to a formal living room, spacious dining room, and a grand staircase leading upstairs. The updated kitchen boasts abundant cabinetry, stainless steel appliances, and a sunny south-facing view of the backyard. A breakfast nook opens to the inviting sunken family room with custom built-ins and a cozy wood-burning fireplace. A half bath, laundry room, and access to the double garage complete the main floor. Upstairs, the owner's retreat offers an electric fireplace, a custom walk-in closet, and a spa-inspired 4-piece ensuite with jetted tub, walk-in shower, and mosaic tile details. Two additional bedrooms and a full 4-piece bath complete this level. The walkout basement expands your living space with a family room, games/rec area, fourth bedroom, and another full bathroom. French doors open to the beautifully landscaped, pie-shaped yard with mature trees. Outdoor living is at its best here, with a large deck, built-in firepit, outdoor kitchen, and balcony. Rarely do homes in Canyon Meadows Estates come to market. This property combines privacy, space, and a prime location with quick access to Fish Creek Park, Macleod Trail, Anderson Road, and Elbow Drive. Don't miss the chance to make this exceptional home your own.

TV Mount in Primary, Window Blinds, Outdoor Shed