

12 Canterbury Drive SW
Calgary, Alberta

MLS # A2235908



\$994,900

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to Canyon Meadows Estates! This custom-built executive home offers over 3,800 sq. ft. of beautifully designed living space on an oversized, professionally landscaped lot backing onto a serene linear park and playground. Thoughtfully updated and meticulously maintained, the home features a grand entry with dual staircases leading to the upper level, where a loft/den with built-in bookcases separates the luxurious primary suite—with a stunning new 5-piece ensuite, walk-in closet, and second fireplace—from three generously sized bedrooms and a fully renovated main bathroom. The main floor is ideal for both entertaining and everyday living, boasting a brand-new gourmet kitchen with granite countertops, stainless steel appliances, breakfast bar, and ample cabinetry, alongside a spacious family room, elegant living and dining rooms, and a convenient powder room. The fully developed lower level includes a fifth bedroom, a large rec room, a 3-piece bath, and excellent storage space. Enjoy outdoor living on the expansive deck overlooking the park. Recent upgrades include epoxy flooring, heater, fan, and high-lift garage doors in the garage; all atrium and living room windows replaced; central A/C added; a new home office with updated doors and windows; fresh paint throughout; and a newly installed double shower in the primary ensuite. Located within walking distance to schools, parks, Canyon Meadows Golf & Country Club, and just minutes from shopping and downtown, this exceptional home offers the perfect blend of elegance, comfort, and convenience, ready for you to move in and enjoy.