

# \$989,900 - 123 Canterbury Court Sw, Calgary

MLS® #A2240416

**\$989,900**

5 Bedroom, 4.00 Bathroom, 2,616 sqft

Residential on 0.15 Acres

Canyon Meadows, Calgary, Alberta

OH July 20 \*1-3pm. Nestled in one of Canyon Meadows Estates most sought after pockets on a huge pie shaped lot, this impressive walkout home offers over 3,886 sq ft of refined living space, blending timeless craftsmanship w/sophistication & exceptional privacy. With outstanding curb appeal highlighted by a long newer stamped concrete driveway & mature landscaping, this meticulously cared for home is truly move in ready! From the moment you enter, the pride of ownership and attention to detail are immediately evident throughout. The main floor features a grand foyer with soaring ceilings and a curved staircase creating a warm and welcoming first impression. A west facing front flex room with vaulted ceilings makes the perfect music space for a grand piano and flows into an elegant formal dining area perfect for entertaining. The kitchen is well appointed with built in appliances, a Miele dishwasher, pantry, loads of oak cabinet space, a central island and a bright breakfast nook while the adjacent living room offers a cozy retreat with a wood burning fireplace finished in stone, custom built ins & perfectly placed windows filling the space with natural light with lush garden views. Step out onto the large deck to enjoy peaceful views of the professionally landscaped backyard with beautiful mature landscaping and stamped concrete patio and walkways. Completing the main floor is rich hardwood floors, upgraded lighting, a two piece powder room, a functional mudroom with newer washer and dryer and



direct access to the oversized insulated double garage ideal for larger vehicles and extra storage. Upstairs you will find three spacious bedrooms and a bright loft that can be converted into a fourth bedroom but perfect as an office with green space views. The large primary bedroom is a peaceful retreat with dual walk in closets, a private west facing balcony, a luxurious five piece ensuite with an updated tiled shower, dual sinks and an oversized soaker tub plus two large additional bedrooms share a modern four piece bath. The walkout basement is fully developed with quality built ins, plush carpet , elegant finishes, a large recreation room, a second wood burning fireplace, games area, a fourth bedroom, a den or office, three pc bath and generous storage. The backyard is a true oasis with mature trees, perennial gardens, a large stamped patio and serene professional landscaping. Notable upgrades include newer windows, hardwood floors, carpets, updated bathrooms, aluminum window cladding, new driveway + garage floor + concrete paths, upgraded vacuum system, rebuilt decks with Duradeck membrane, Kinetico water system, water fountain feature, two high efficiency furnaces, hot water tanks, insulated garage doors, newer roof shingles (2021), air conditioning and replacement of Poly B plumbing! Don't miss this opportunity to own a one owner home in a peaceful setting just minutes from all school levels, parks, LRT, shopping and commuting roads. A must to see. Call today!

Built in 1988

### **Essential Information**

MLS® #	A2240416
Price	\$989,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,616
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	123 Canterbury Court Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6C1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Great Room, Wood Burning, Masonry
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
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Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Capital Realty
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