



THE
A-TEAM

**RE/MAX
FIRST**

192 CANTERVILLE Drive, Calgary T2W3X2

MLS®#: **A2125868**

Area: **Canyon Meadows**

Listing Date: **04/25/24**

List Price: **\$1,249,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar: **9,353 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,279**

Low Sqft:

Ttl Sqft: **2,279**

DOM

24

Layout

Beds: **6 (4 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn**

Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Fire Pit,Lighting**

Construction: **Brick,Cedar,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,ENERGY STAR Qualified Refrigerator,Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Wine Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Dry Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|----------------|
| 2pc Bathroom | Main | 5`1" x 6`0" |
| Family Room | Main | 15`4" x 17`10" |
| Living Room | Main | 14`10" x 20`2" |
| Bedroom | Main | 12`0" x 9`7" |
| 4pc Ensuite bath | Upper | 12`8" x 6`2" |
| Bedroom | Upper | 13`0" x 9`0" |

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Dining Room | Main | 12`5" x 9`11" |
| Kitchen | Main | 13`11" x 17`3" |
| Mud Room | Main | 6`4" x 9`3" |
| 4pc Bathroom | Upper | 7`8" x 6`7" |
| Bedroom | Upper | 9`9" x 10`0" |
| Bedroom - Primary | Upper | 12`2" x 15`5" |

| | | | | | |
|---------------------|----------|---------------|--------------|----------|----------------|
| Walk-In Closet | Upper | 7`0" x 12`3" | 4pc Bathroom | Basement | 8`8" x 4`11" |
| Bedroom | Basement | 9`7" x 10`9" | Bedroom | Basement | 11`0" x 10`11" |
| Game Room | Basement | 11`0" x 32`7" | Storage | Basement | 18`6" x 25`3" |
| Legal/Tax/Financial | | | | | |

| | |
|-------------|---------|
| Title: | Zoning: |
| Fee Simple | R-C1 |
| Legal Desc: | 7811525 |
| Remarks | |

| | |
|---------------------|---|
| Pub Rmks: | <p>**Open House Sat, May 25th**Yard games and treats for everyone!! Step into just over 3000 SF total of luxury living space with this turnkey, fully renovated estate home boasting 6 bedrooms and 3.5 bathrooms. Every square inch has been thoughtfully designed and renovated. New roof, new windows, new concrete driveway and walkways, new landscaping, new interior, new, new, new. Nestled in the prestigious neighbourhood of Canyon Meadows Estates, this exquisite property is the epitome of refined elegance and modern comfort. As you enter, you're greeted by soaring ceilings and opulent finishes that set the tone for the rest of the home. The spacious living areas are adorned with luxurious details, including hardwood floors and designer fixtures, creating an ambiance of sophistication and warmth. The gourmet kitchen is a culinary masterpiece, featuring commercial grade new appliances, ample storage space and expansive quartz countertops. Whether you're hosting intimate dinners or grand gatherings, this culinary haven is sure to impress even the most discerning chef. Retreat to the sumptuous master suite, where tranquility awaits with its own private south facing balcony. In combination with its spa-like ensuite bathroom and custom expansive walk-in closet, this private sanctuary offers the perfect escape from the hustle and bustle of everyday life. With five additional bedrooms, each thoughtfully designed and impeccably appointed, there's ample space for family and guests to unwind in comfort. Plus, the basement offers fun for the whole family with a grand space for relaxing in front of a movie with a theatre space and games area. Outside, the enormous, oversized backyard lot with a large newly built deck provides the ideal backdrop for outdoor entertaining, playing and relaxation. It's rare to find a lot levelled and graded in this community of this size. You can also enjoy the neighbourhood activity from the newly built quaint front porch. There's plenty of room to enjoy the serene surroundings and soak in the sunshine. Located in a sought-after community with top-rated schools, dining, shopping, and hiking in Fish Creek just moments away, this is more than just a home - it's a lifestyle. Don't miss your chance to experience the height of luxury living in this fully renovated estate home. Schedule your private tour today.</p> |
| Inclusions: | n/a |
| Property Listed By: | eXp Realty |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











