

192 CANTERVILLE Drive, Calgary T2W3X2

Utilities:

MLS®#: A2125868 Area: **Canyon Meadows** Listing 04/25/24 List Price: **\$1,249,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: **Detached**

City/Town: Year Built: 1980 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

9,353 sqft Ttl Saft: 2.279

2,279

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

24

Ttl Park: 4 2 Garage Sz:

6 (42)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Yard, Front Yard, Lawn

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Brick, Cedar, Wood Frame Heating: Sewer:

Flooring:

Ext Feat: Balcony, BBQ gas line, Fire Pit, Lighting Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **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)

Room Information

Room Level Level Dimensions Dimensions Room **Dining Room** 2pc Bathroom Main 5`1" x 6`0" Main 12`5" x 9`11" Family Room Main 15`4" x 17`10" Kitchen Main 13`11" x 17`3" 14`10" x 20`2" **Living Room** Main **Mud Room** Main 6'4" x 9'3" **Bedroom** 12`0" x 9`7" 4pc Bathroom 7`8" x 6`7" Main Upper 4pc Ensuite bath Upper 12`8" x 6`2" **Bedroom** Upper 9`9" x 10`0" **Bedroom** Upper 13'0" x 9'0" **Bedroom - Primary** Upper 12`2" x 15`5"

 Walk-In Closet
 Upper
 7`0" x 12`3"

 Bedroom
 Basement
 9`7" x 10`9"

 Game Room
 Basement
 11`0" x 32`7"

4pc Bathroom
Bedroom
Storage
Legal/Tax/Financial

 Basement
 8`8" x 4`11"

 Basement
 11`0" x 10`11"

 Basement
 18`6" x 25`3"

Title: Zoning:
Fee Simple R-C1

Legal Desc: **7811525**

Remarks

Pub Rmks:

Open House Sat, May 25thYard 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 sunshi

Inclusions:
Property Listed By:

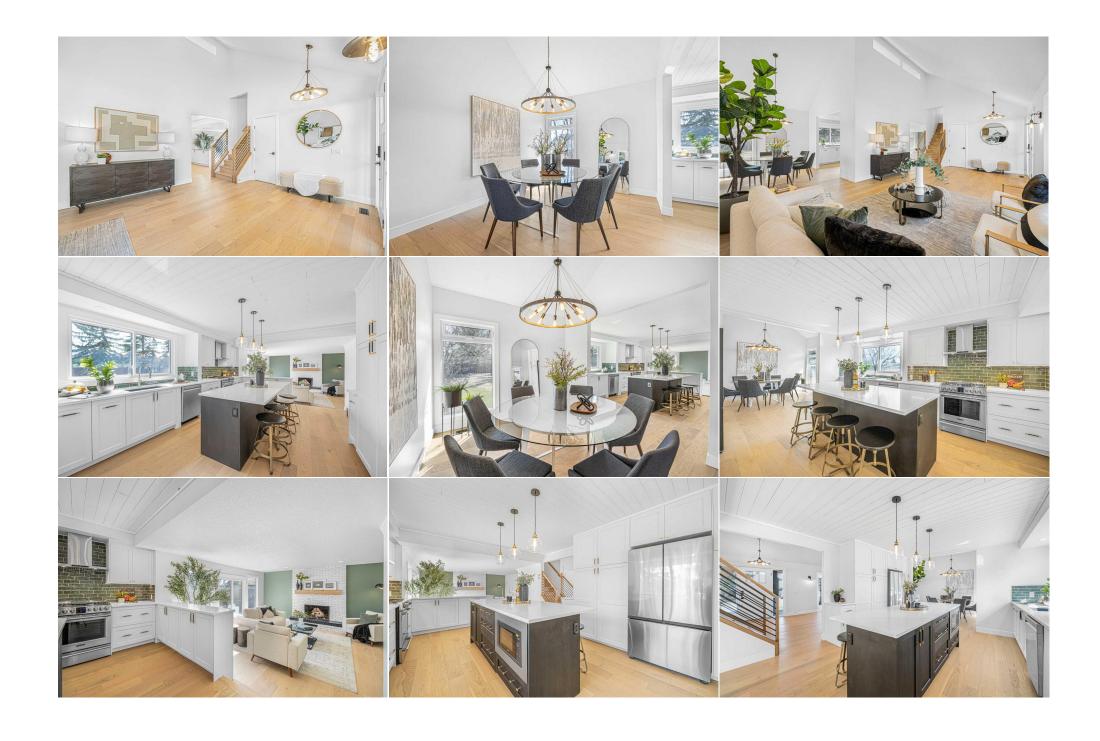
n/a eXp Realty

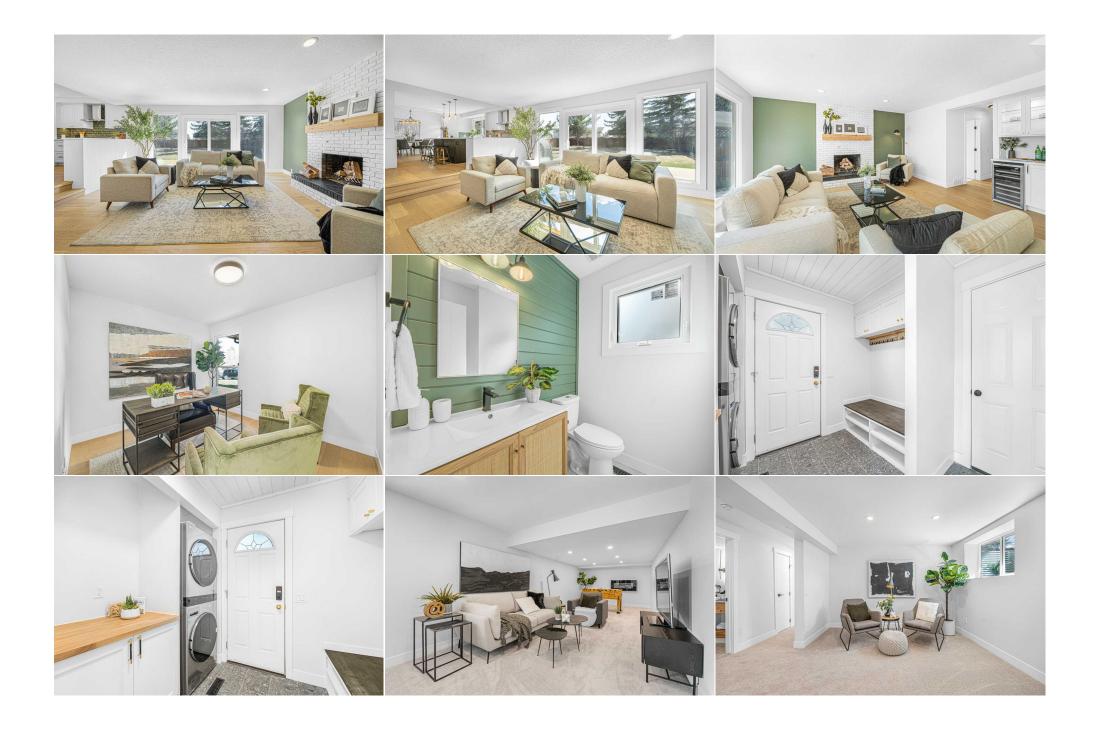
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

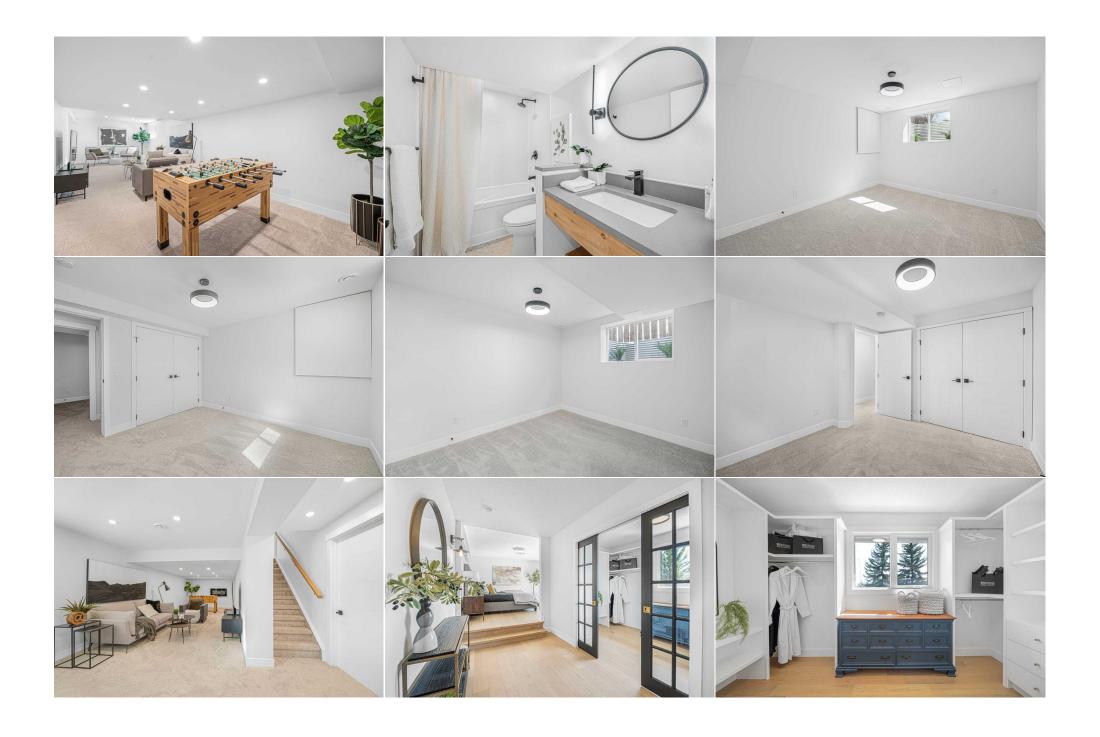


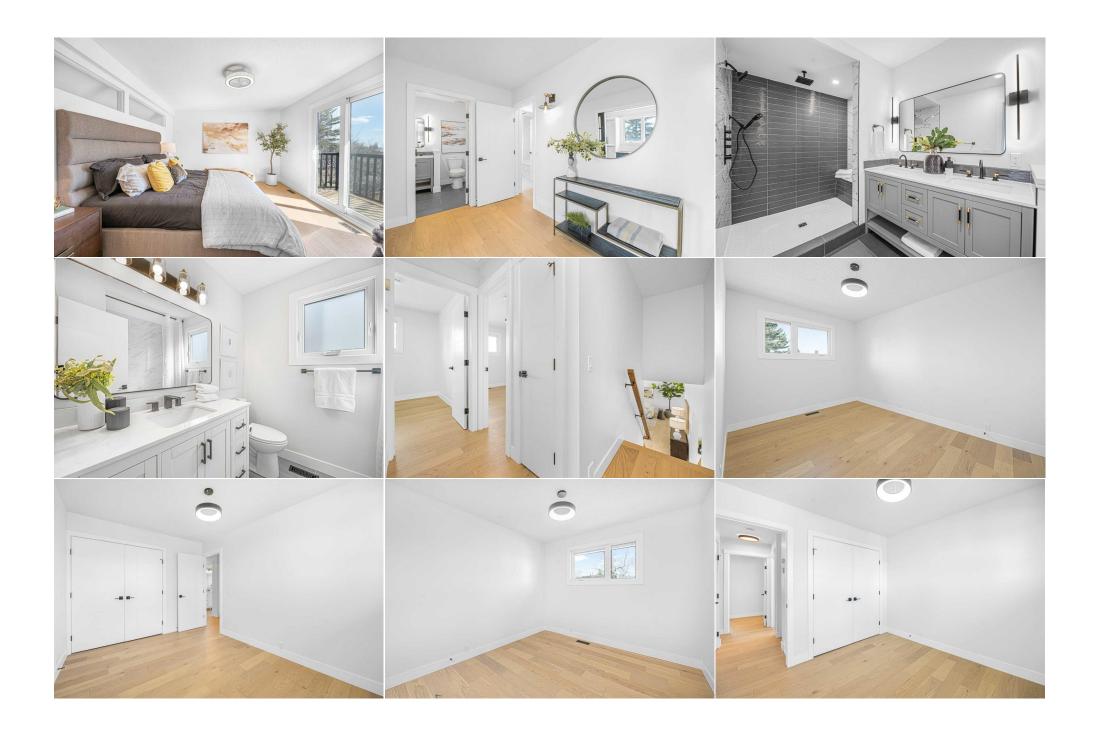
















192 Canterville Dr SW, Calgary, AB

Building: Total Exterior Area Above Grade 2279.47 sq ft



