

395 CANTERVILLE Drive, Calgary T2W 4R1

MLS®#: **A2132888** Area: **Canyon Meadows** Listing Date: **05/16/24** List Price: **\$1,195,000**
 Status: **Active** County: **Calgary** Change: **-\$93k, 27-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **7,556 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,355**
 Low Sqft:
 Ttl Sqft: **3,355**

DOM

47
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Wood Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Sauna,Skylight(s),Storage,Suspended Ceiling,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`2" x 14`6"	Dining Room	Main	14`6" x 10`0"
Family Room	Main	16`0" x 14`6"	Office	Main	16`0" x 11`6"
Breakfast Nook	Main	14`4" x 9`4"	Kitchen	Main	15`0" x 12`2"
Exercise Room	Main	22`8" x 7`10"	Foyer	Main	10`8" x 8`10"
Mud Room	Main	14`6" x 7`2"	Sauna	Main	6`0" x 5`8"
Bedroom - Primary	Upper	16`8" x 15`0"	Bedroom	Upper	14`8" x 11`10"

Bedroom Upper 12`4" x 11`10"
Family Room Lower 32`8" x 15`0"
Den Lower 14`0" x 10`4"
Furnace/Utility Room Lower 23`6" x 18`2"
5pc Ensuite bath Upper
4pc Bathroom Lower

Loft Upper 8`6" x 8`0"
Game Room Lower 19`2" x 14`4"
Bedroom Lower 16`0" x 13`4"
4pc Bathroom Main
4pc Bathroom Upper

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7911205**

Zoning: **R-C1**

Remarks

Pub Rmks: Many updated features in this gorgeous Canyon Meadows Estates home with over 5000 sqft of luxury living space. Situated on a quiet crescent with a private, sunny SE yard. The two storey foyer opens to a dramatic curved staircase to the 2nd floor. Very open floor plan with hardwood, & tile flooring flowing throughout. Living room with vaulted ceiling & 2 story fireplace open to family sized dining area with wet bar. Gorgeous new custom kitchen with sleek white extended height cabinets, 2 islands - one with breakfast bar & one with cook top with downdraft. Built in oven and microwave. Upgraded all newer stainless appliances. Built-in pantry & flat painted ceiling with pot lights. Good-sized eating nook with fireplace & patio doors overlooking a large deck. The family room features a two story ceiling & includes a fireplace & is open to the kitchen. The main floor also includes a private office with a spiral staircase to the master, a 4 pc bath with shower plus sauna, a laundry room & gym. The 2nd floor features 3 large bedrooms including a king size master with a 5 pc en-suite, lots of closet space & patio doors to a private deck - perfect for your morning coffee. The lower level includes 2 additional large bedrooms, a 4pc bath, huge rec room with wet bar & a games room. This is a fabulous family home in a sought after community with lots of parks, schools & shopping. Easy access to Fish Creek Park, the LRT, many shops, restaurants & schools.

Inclusions: Built-In Dishwasher, Garage Door Opener with 2 Controls
Property Listed By: RE/MAX Landan Real Estate

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













