



THE
A-TEAM

**RE/MAX
FIRST**

404 CANTERBURY Place, Calgary T2W 2B6

MLS®#: **A2162043** Area: **Canyon Meadows** Listing Date: **09/06/24** List Price: **\$1,349,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **8,546 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,724**
 Low Sqft:
 Ttl Sqft: **1,724**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Lawn,Landscaped,Level,Street Lighting,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane,Flat**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard,Tennis Court(s)**

Construction: **Brick,See Remarks,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`9" x 8`6"	Kitchen	Main	13`0" x 13`9"
Dining Room	Main	10`6" x 11`6"	Living Room	Main	16`7" x 17`8"
Office	Main	10`5" x 12`11"	Bedroom - Primary	Main	12`0" x 12`9"
Bedroom	Main	11`5" x 11`8"	Bedroom	Main	9`11" x 13`7"
Laundry	Main	5`8" x 9`6"	Family Room	Basement	13`6" x 20`10"
Game Room	Basement	13`11" x 17`9"	Bedroom	Basement	12`4" x 12`7"
Other	Basement	6`11" x 8`2"	Laundry	Basement	9`9" x 10`0"

Furnace/Utility Room
4pc Ensuite bath

Basement
Main

8`9" x 17`6"
4`11" x 13`7"

4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Main
Basement

5`8" x 8`9"
6`5" x 10`10"

Title:
Fee Simple
Legal Desc:

1080LK

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to your new home in the serene and family-friendly neighborhood of Canyon Meadows Estates. Located on a corner lot, this home boasts over 3092+ sq feet of living space. This bright and modernized 4-bedroom bungalow features an open concept layout, hardwood throughout the main floor (that also continues into the bedrooms), gas fireplace with custom wall finishing, additional dining room that could also be used as a main floor den and a barn door at the upper laundry room entrance. Enjoy this amazing spacious kitchen, with beautiful white cabinetry, quartz countertops and backsplash, s/s appliances, pot filler at the range, oversized island and a large beverage center/counter area. The master suite has an abundance of storage, with closet built-ins and another barn door leading to a 4 pc dream shower with extra vanity space and a custom curbless shower. Custom built-ins in additional bedrooms as well. Well laid out back entrance with more custom built-ins and cubby's, great for children. Huge open basement to use as you like, with a wet bar/beverage center, 4th bedroom and second large laundry area. Make sure to have a look at the expansive backyard, with mature trees and a beautiful cedar patio with privacy wall. For the finishing touch, see the new double attached garage, insulated and heated. Come and enjoy everything Canyon Meadows has to offer - school, transit, shopping, Fish Creek Park, community center, tennis courts and neighborhood "Babbling Brook. This community has it all!**

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

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