



THE
A-TEAM

**RE/MAX
FIRST**

260 CANTERVILLE Drive, Calgary T2W 3X2

MLS®#: **A2171341**

Area: **Canyon Meadows**

Listing Date: **10/07/24**

List Price: **\$985,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**

Finished Floor Area

Abv Sqft: **2,561**
Low Sqft:
Ttl Sqft: **2,561**

Lot Information

Lot Sz Ar: **10,602 sqft**
Lot Shape:

DOM

45
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Lawn,Landscaped,Level,Street Lighting,Treed**
Park Feat: **Insulated,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garburator,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`9" x 9`2"
Breakfast Nook	Main	8`3" x 9`10"
Living Room	Main	12`7" x 15`11"
Office	Main	9`11" x 11`10"
Bedroom - Primary	Upper	13`1" x 14`3"
Bedroom	Upper	9`5" x 12`2"
Exercise Room	Basement	8`0" x 12`2"

Room	Level	Dimensions
Kitchen	Main	10`5" x 12`4"
Dining Room	Main	8`1" x 12`11"
Family Room	Main	13`1" x 16`5"
Laundry	Main	6`7" x 8`6"
Bedroom	Upper	10`1" x 13`11"
Bedroom	Upper	8`6" x 10`4"
Game Room	Basement	12`0" x 28`2"

Flex Space
Furnace/Utility Room
4pc Bathroom
4pc Bathroom

Basement 11`9" x 15`5"
Basement 12`9" x 16`3"
Upper 4`11" x 7`9"
Basement 9`1" x 12`3"

Den
2pc Bathroom
4pc Ensuite bath

Basement 11`5" x 18`0"
Main 4`11" x 6`7"
Upper 6`0" x 13`1"

Legal/Tax/Financial

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

Zoning:
R-C1

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this charming two-story split family home, nestled in vibrant Canyon Meadows Estates neighborhood. With five generously sized bedrooms (four on the upper level and one in the basement), this residence is tailor-made for those who cherish both privacy and family time. The main floor delights with its open plan, neutral décor, and plank hardwood flooring—ideal for both stylish entertainment and tranquil living. Cooking enthusiasts will revel in the spacious kitchen featuring ample oak cabinets, a practical island, and a cozy breakfast nook. The formal dining room awaits your festive gatherings, while the family room, complete with built-in cabinets and a warming gas fireplace, invites you to relax and unwind. Step outside to enjoy the south-facing backyard—a sunny retreat, fully fenced and beautifully landscaped. If tinkering is more your style, the hobby room in the fully finished basement will be your haven. An oversized triple garage ensures ample space for vehicles and storage. Strategically located, your new home is just a stroll away from a wealth of amenities. Walking distance to all levels of schools, public transit, LRT, shopping, Canyon Meadows Golf & Country Club are conveniently close. Not to mention, the proximity to Fish Creek Park offers endless outdoor adventures. This residence isn't just a house, it's a launchpad for lifelong memories. All that's missing is your family's personal touch. Could this be "Home Sweet Home"? Come find out!**

Inclusions:
Property Listed By: **RE/MAX Landan Real Estate**

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









