



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 CANTERBURY Place, Calgary T2W 1P4**

MLS® #: **A2173100**      Area: **Canyon Meadows**      Listing Date: **10/17/24**      List Price: **\$925,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1969**  
Lot Information  
 Lot Sz Ar: **9,343 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,611**  
 Low Sqft:  
 Ttl Sqft: **1,611**

DOM

**34**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Low Maintenance Landscape,Pie Shaped Lot,Private,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 16`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 10`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 9`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`6" x 8`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`9" x 14`4"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`1" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 10`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 10`9"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>8`9" x 7`11"</b>	<b>Family Room</b>	<b>Lower</b>	<b>13`2" x 13`8"</b>

2pc Bathroom  
Bedroom  
Play Room

Lower  
Basement  
Basement

4`2" x 5`1"  
9`7" x 7`0"  
8`5" x 7`9"

Game Room  
3pc Ensuite bath  
Furnace/Utility Room

Basement  
Basement  
Basement

14`9" x 19`9"  
12`1" x 4`5"  
12`9" x 9`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

6399JK

Zoning:  
R-C1

Remarks

Pub Rmks:

Welcome to the exceptional property of 210 Canterbury Place, nestled in the highly desirable and picturesque neighbourhood of Canyon Meadows. This meticulously renovated home has undergone a comprehensive transformation and has been fully renovated down to the studs with brand-new windows, siding, insulation, drywall, plumbing, electrical wiring and panel, with attention to every detail both inside and out. No stone has been left unturned to offer you a completely turnkey living experience. This home boasts 4 spacious bedrooms, 3.5 beautifully appointed bathrooms with new stainless steel cabinets, and a wide array of modern features designed to elevate your lifestyle. From the moment you enter, you'll be struck by the stunning open-concept layout, which creates an effortless flow between the gourmet kitchen, dining room, and living areas. The custom-built kitchen is truly the heart of this home, featuring sleek quartz countertops, top-tier Thor stainless steel appliances, and an oversized island with a breakfast nook- the perfect setup for hosting friends and family or enjoying casual meals. Beyond the kitchen, the lower level has an inviting family room that offers a cozy and warm atmosphere with a charming wood-burning fireplace. The blend of comfort and elegance makes this space a natural gathering spot for any occasion. The lower level is complete with a 2 piece bathroom and laundry room. Make your way upstairs and find your spacious primary bedroom with a 3-piece ensuite, two more good-sized bedrooms and a 5-piece bathroom. Enter the basement and you will find the fourth bedroom with a 3 piece ensuite, a large rec room and playroom, great for spending time with family or hosting company. One of the home's features is the spacious double-car garage with a brand-new driveway and concrete pad. Not only does it provide plenty of room for parking and storage, but it's also equipped with a convenient 220v EV charging station, catering to the needs of electric vehicle owners. The backyard is an absolute dream for outdoor enthusiasts. The south-east facing yard offers ample space for relaxation, entertaining, and gardening. The irrigation system keeps the lawn lush and green, and it's beautifully complemented by an impressive 1,500 sq. ft composite deck and patio, perfect for hosting barbecues or simply enjoying your morning coffee. Canyon Meadows is renowned for its family-friendly atmosphere, featuring top-rated schools, beautiful parks, and easy access to various amenities, including shopping, dining, and recreational facilities. Its peaceful streets and proximity to both downtown Calgary and natural green spaces make it the perfect location for families, professionals, and retirees alike. This stunning property is truly a rare find, offering a unique combination of modern convenience, classic charm, and a prime location.

Inclusions:  
Property Listed By:

N/A  
Real Broker

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





















