



THE
A-TEAM

**RE/MAX
FIRST**

404 CANTERBURY Place, Calgary T2W 2B6

MLS®#: **A2174967** Area: **Canyon Meadows** Listing Date: **10/24/24** List Price: **\$1,215,000**
 Status: **Active** County: **Calgary** Change: **-\$35k, 06-Dec** 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

90
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:

404 Canterbury Place in Canyon Meadows Estates is a fully renovated FOUR bedroom BUNGALOW offering over 3092+ sq feet of living space. This FULLY RENOVATED home has an updated floor plan and new windows and doors, roof, stucco, driveway pad, ceiling and wall insulation, plumbing, electrical panel and wiring, drywall etc. CENTRAL VAC and a convenient VACPAN are installed and ready for use. The ATTACHED GARAGE is heated and has a rough-in for an EV charging station. The convenient mudroom has the option of housing a main floor laundry while a fully equipped laundry and craft room downstairs, has tonnes of STORAGE. An open and spacious floor plan shows off the living room, kitchen and dining area with beautiful WHITE OAK accents. The well-planned kitchen has quartz countertops, plenty of storage, numerous white oak shelves, a built-in microwave, a pot filler at the range, an oversized island and a BEVERAGE CENTER across the room. The master bedroom has an abundance of storage as well as an ensuite with heated flooring, a separate toilet room and a custom CURBLESS SHOWER. Custom built-in closets are in the two additional bedrooms, as well. A flex room off of the living room and kitchen could be used as a dining room, office (with back entry), craft room or a play space. In the basement you will find a wet bar and second beverage center, a fourth bedroom and a large laundry area. Mature trees and a beautiful CEDAR DECK wait for you to enjoy the expansive backyard. Come and see everything Canyon Meadows has to offer - highly rated SCHOOLS, an active community center, tennis courts and a neighborhood "babbling brook" as well as easy access to transit, shopping, Fish Creek Park and more. This community has it all! OPEN HOUSE SUNDAY NOV 17 / 2024 FROM 1 TO 3PM

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









