



THE
A-TEAM

**RE/MAX
FIRST**

131 CANTERBURY Court, Calgary T2W 6C1

MLS®#: **A2180407** Area: **Canyon Meadows** Listing Date: **11/28/24** List Price: **\$1,298,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1988**
Lot Information
 Lot Sz Ar: **7,771 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,825**
 Low Sqft:
 Ttl Sqft: **1,825**

DOM

23
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Sauna,Skylight(s),Soaking Tub,Vinyl Windows,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`1" x 14`5"
Dining Room	Main	14`11" x 12`0"
Bedroom - Primary	Main	18`0" x 17`5"
Bedroom	Main	12`11" x 13`0"
5pc Ensuite bath	Main	7`8" x 11`5"
Office	Basement	12`2" x 12`1"

Room	Level	Dimensions
Living Room	Main	20`3" x 10`4"
Living Room	Main	11`2" x 12`3"
Pantry	Main	10`11" x 4`4"
Bedroom	Main	10`4" x 13`1"
4pc Bathroom	Main	4`11" x 9`7"
Game Room	Basement	14`11" x 28`7"

Bedroom
Storage
4pc Bathroom

Basement
Basement
Basement

14`7" x 16`2"
14`9" x 16`5"
14`1" x 12`5"

Exercise Room
Laundry

Basement
Basement

15`6" x 16`4"
7`7" x 18`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8810094

Zoning:
R-CG

Remarks

Pub Rmks:

Come check out this tastefully renovated Walkout Bungalow in the quiet Enclave of Canterbury Court Estates. With over 3500 sq/ft of carefully crafted space you will not want for more! This stunning bungalow combines contemporary elegance with comfortable living, offering the perfect retreat for families and entertainers alike. With 3 spacious bedrooms on the main floor and an additional lower level guest bedroom you have a rare and wonderful bungalow configuration that's hard to beat! This main floor boasts a welcoming living area that seamlessly flows into the dining space and kitchen for casual or formal dining with a cozy vibe you'll come to enjoy. Notice the built-in cabinets, boxed tray ceilings? Extensive renovations have elevated this home to modern mid-century chic; a timeless design for many years to come. Too numerous to list all of the renovations here but to start: Full Miele & Bosch Kitchen featuring Double Bosch Cabinet Front Fridge/Freezers, Miele Wall Oven/Microwave, 36" Gas Cooktop, Pot Filler, Touchless Taps, Custom White Oak Joinery with Deco Gold & Black Hardware, Wall Quartz, Granite Counters and a Secret Pantry! Flooring throughout has been updated with 7" White Washed Oak Engineered flooring, 24 x 24 Crystal White Porcelain Travertine and LVP Champagne Oak for the lower level. Retreat to the expansive master suite where you'll find more custom joinery closets, an en-suite bathroom equipped with dual sinks, a chandelier soaking tub, and elegant glass shower. The additional secondary bedrooms are spacious and complete this functional living space. Take a stroll downstairs as you'll be glad you did! The beautifully finished walkout basement offers additional living space, an inviting recreation room with ribbon gas fireplace, an oversized guest suite bedroom, fabulous sealed off home gym complete with rehydration station, a dedicated home office featuring built-in cabinetry and peninsula desk. Don't forget to checkout the amazing spa bathroom complete with Steam Shower and Cedar Sauna! A basement wetbar is perfect for these cold nights so you don't have to venture upstairs for popcorn! And without a doubt one of the best basement laundry rooms you'll find; complete with a dog kitchen, full dog wash station and built-in cabinet storage! Loads of storage is also hiding just down the hall! With a concrete roof and upgraded attic insulation this home keeps you warm in winter and cool in summer. Take a venture outside and find an oversized pie-lot with a beautiful private tree canopy on this quiet cul-de-sac. Located just steps from 2 great schools and a quick stroll down to Fish Creek Park you have one of Calgary's best neighbourhoods to call home. This walkout bungalow truly offers the best of both worlds—comfortable chic living space and the beauty of nature right at your doorstep. Don't miss the chance to make this your forever home!

Inclusions:
Property Listed By:

N/A
CIR Realty

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









