



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 CANTER Place, Calgary T2W 5M9**

MLS® #: **A2192402**      Area: **Canyon Meadows**      Listing Date: **02/05/25**      List Price: **\$1,099,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$50k, 14-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1986**  
Lot Information  
 Lot Sz Ar: **8,460 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,534**  
 Low Sqft:  
 Ttl Sqft: **2,534**

DOM

**17**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Fruit Trees/Shrub(s),Gazebo,Landscaped,Level,Pie Shaped Lot,Private,Street Lighting**  
 Park Feat: **Additional Parking,Double Garage Attached,Insulated,Oversized,See Remarks**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Baseboard,Boiler,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Lighting,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Marble,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Sauna,Vaulted Ceiling(s),Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`10" x 10`6"	Living Room	Main	14`3" x 14`0"
Kitchen	Main	22`3" x 11`8"	Living Room	Main	14`3" x 14`0"
Office	Main	10`11" x 9`11"	Entrance	Main	8`0" x 7`8"
3pc Bathroom	Main	8`2" x 5`3"	Laundry	Main	8`4" x 6`6"

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`1" x 18`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 12`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`10" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 10`8"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`11" x 7`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`4" x 7`1"</b>
<b>Family Room</b>	<b>Lower</b>	<b>15`2" x 11`3"</b>	<b>Game Room</b>	<b>Lower</b>	<b>27`4" x 20`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`10" x 11`10"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`10" x 10`7"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **8210579**

Remarks

Pub Rmks: **Welcome to this exquisite fully finished, fully renovated two-story home in Canyon Meadows Estates, one of Calgary's most sought-after communities. This amenity-rich neighbourhood offers everything you need, with top-rated schools, tennis courts, an athletic park, an indoor pool, a fitness center, and two community centre's just minutes away. Enjoy outdoor skating rinks, the Canyon Meadows Golf Course, LRT and public transit access, as well as shopping, restaurants, theaters, and services along MacLeod Trail. With easy access to Downtown, Stoney Trail (Ring Road), Costco and the mountains, plus Fish Creek Park right at your doorstep, this location is truly unbeatable! Spanning over 3,800 sq. ft. of developed living space, this home impresses with vaulted ceilings, massive triple-pane vinyl windows, and a durable clay tile roof. Step inside to a grand entryway with a curved staircase, setting the tone for this elegant home. The main floor features a custom chef's kitchen with a huge quartz center island, tuxedo cabinets, high-end stainless steel appliances including a dual-fuel stove and glass tile backsplash. The adjacent formal dining room and family room with vaulted ceilings and a wall of windows create a bright, inviting space. A cozy living room off the kitchen boasts a wood-burning fireplace with custom built-ins, perfect for relaxing evenings. The main floor also includes luxury flooring, vinyl plank and tile, a office/bedroom, a full bathroom, and a convenient laundry room. Patio doors off the kitchen lead to a massive vinyl deck spanning the width of the home, complete with a gas BBQ hookup, gazebo, and a private, west landscaped backyard. Upstairs, the open-to-below design showcases stunning architectural details. This level offers four spacious bedrooms and two full bathrooms, including a luxurious master retreat with double-door entry, a walk-in closet, and a spa-like ensuite featuring double sinks, a soaker tub, and glass shower. The fully renovated basement is designed for comfort and entertainment, featuring in-floor slab heating, a spacious family room with a second wood-burning fireplace, a games room or workout area, a wet bar, and dry sauna. A fifth bedroom with a large egress window, a beautifully designed 4-piece bathroom, and plenty of storage space complete the lower level. Situated on a huge pie-shaped lot in a quiet cul-de-sac, this home offers a west-facing, private, treed backyard, ideal for outdoor enjoyment. The oversized garage, large front driveway, and outstanding curb appeal add to its charm. With mixed AC and heat units and top-to-bottom renovations, this home truly feels brand new in a mature, established neighbourhood. Every detail has been meticulously considered.**

Inclusions: **Shed, sauna, Gazebo**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









