

# \$1,249,800 - 131 Canterbury Court Sw, Calgary

MLS® #A2207922

**\$1,249,800**

4 Bedroom, 3.00 Bathroom, 1,826 sqft

Residential on 0.18 Acres

Canyon Meadows, Calgary, Alberta

This tastefully renovated Walkout Bungalow in the quiet Enclave of Canterbury Court Estates is a must see! 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, Fluted Panels, 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 ensuite bathroom equipped with dual sinks, adorned



with a chandelier & soaking tub, and 10mm glass shower. The additional secondary bedrooms are spacious and complete this functional living space.

Take a stroll downstairs as youâ€™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.

Donâ€™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 donâ€™t have to venture upstairs for popcorn! And without a doubt one of the best basement laundry rooms youâ€™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 to find the 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. Donâ€™t miss the chance to make this your forever home!

Built in 1988

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2207922    |
| Price     | \$1,249,800 |
| Bedrooms  | 4           |
| Bathrooms | 3.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,826       |
| Acres          | 0.18        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 131 Canterbury Court Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 6C1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, 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, Beamed Ceilings |
| Appliances        | Bar Fridge, Built-In Freezer, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer, Water Softener, Window Coverings, Built-In Refrigerator                                                                                                                         |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                          |
| Cooling           | Other                                                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                                                            |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                                                                                       |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard |
|-------------------|--------------------------------------|

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Lot Description | Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Private, Pie Shaped Lot |
| Roof            | Concrete                                                              |
| Construction    | Concrete, Stucco, Wood Frame                                          |
| Foundation      | Poured Concrete                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 24              |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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