

# \$994,900 - 12 Canterbury Drive Sw, Calgary

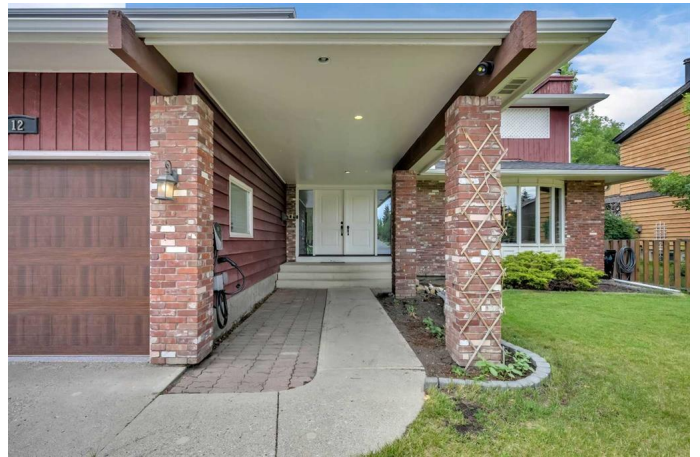
MLS® #A2235908

## \$994,900

5 Bedroom, 4.00 Bathroom, 2,917 sqft  
Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Welcome to Canyon Meadows Estates! This custom-built executive home offers over 3,800 sq. ft. of beautifully designed living space on an oversized, professionally landscaped lot backing onto a serene linear park and playground. Thoughtfully updated and meticulously maintained, the home features a grand entry with dual staircases leading to the upper level, where a loft/den with built-in bookcases separates the luxurious primary suite—with a stunning new 5-piece ensuite, walk-in closet, and second fireplace—from three generously sized bedrooms and a fully renovated main bathroom. The main floor is ideal for both entertaining and everyday living, boasting a brand-new gourmet kitchen with granite countertops, stainless steel appliances, breakfast bar, and ample cabinetry, alongside a spacious family room, elegant living and dining rooms, and a convenient powder room. The fully developed lower level includes a fifth bedroom, a large rec room, a 3-piece bath, and excellent storage space. Enjoy outdoor living on the expansive deck overlooking the park. Recent upgrades include epoxy flooring, heater, fan, and high-lift garage doors in the garage; all atrium and living room windows replaced; central A/C added; a new home office with updated doors and windows; fresh paint throughout; and a newly installed double shower in the primary ensuite. Located within walking distance to schools, parks, Canyon Meadows Golf & Country Club, and just minutes from shopping and downtown, this



exceptional home offers the perfect blend of elegance, comfort, and convenience, ready for you to move in and enjoy.

Built in 1979

### Essential Information

MLS® #	A2235908
Price	\$994,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,917
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Canterbury Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3S8

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Mantle, Masonry, Stone, Tile, Wood Burning, Dining Room, Master Bedroom, Marble
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, Level, No Neighbours Behind, On Golf Course, Rectangular Lot, Views, Few Trees, Open Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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