

# \$1,050,000 - 176 Canterville Drive Sw, Calgary

MLS® #A2223321

**\$1,050,000**

6 Bedroom, 5.00 Bathroom, 2,907 sqft

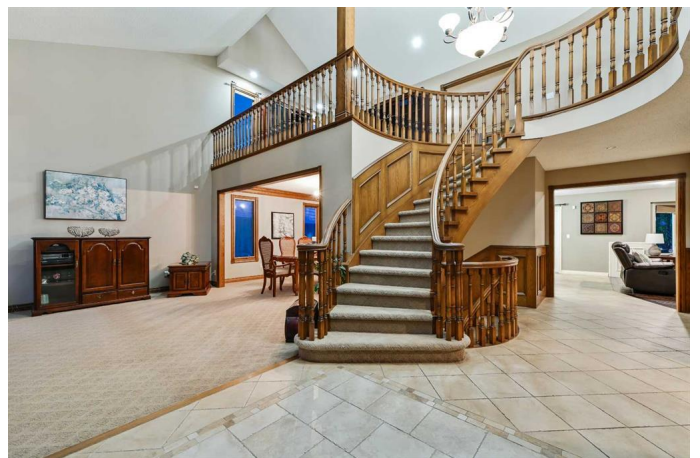
Residential on 0.21 Acres

Canyon Meadows, Calgary, Alberta

Open house Sunday June 15th @ 2-4pm.

Welcome to the Estates of Canyon Meadows!

This unique character home is situated on one of the best streets in the community with a south facing yard, no neighbors behind with a massive 9000sqft lot! Offering an inviting blend of original character and modern updates, almost 4400sqft of living space, 4 bedrooms up, 5 bathrooms, 2 office spaces, and a 2 bedroom fully suited (illegal) basement with a separate entrance this property is perfect for young families looking to grow or those with generational living. Stepping inside you'll appreciate the Grande vaulted ceilings, winding staircases, charming wall and railing wood work, the calming color palette and the warmth of the heated tile flooring that flows seamlessly throughout the main level. The formal living and dining rooms offer ample space for gatherings, anchored by a classic woodburning fireplace in a second living area that adds a cozy ambiance. The updated kitchen (2017), is equipped with high end SS appliances including a Wolfe induction stove, ample storage and counter space, walk-in pantry and large central island. Step out of the kitchen onto an expansive deck and enjoy the massive beautifully landscaped back yard or private nature reserve - a perfect retreat for summer barbecues and outdoor relaxation. Additionally, the main level has a large bedroom that could also serve as an office. Adjacent is a 2-piece bath, and breezeway to the main floor laundry and mud room shared



with the downstairs area via separate side entry. From this space youâ€™ll also find access to the large oversized attached garage with high ceilings, shelving and benches. Upstairs, youâ€™ll find the elegant and versatile bonus area currently serving as office loaded with natural light from the vaulted windows. The spacious primary bedroom hosts a renovated (2017) 5pc ensuite with sky light and large walk-in closet. There are 2 additional bedrooms both quite large with large closets and a renovated shared 4-piece bathroom. Downstairs is a renovated (2024) self-contained, fully secure, 1468sqft, 2-bedroom suite (illegal) with a full kitchen, 2 bathrooms, large living area with a fireplace that could be used as a mortgage helper or for extended family. The large mechanical room hosts 2 new furnaces (2024) separately zoned for the basement, a tankless water system, water softener and water filtration system, additionally this home is equipped with A/C and central vac. The exterior of the home was patched and painted roughly 5 years ago, a number of windows were replaced and the rest are original and the roof is 8 years old. Outside is a zero-lot line to the east offering additional space to the west large enough for RV parking, a shed and greenhouse. Â This home's prime location puts you within walking distance to schools of all levels, fitness facilities, tennis courts, LRT, public transportation, all your amenities, and the natural beauty of Fish Creek Park and the prestigious Canyon Meadows golf club!

Built in 1981

**Essential Information**

MLS® #	A2223321
Price	\$1,050,000
Bedrooms	6

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,907
Acres	0.21
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	176 Canterville Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3X2

### **Amenities**

Amenities	Recreation Room, Clubhouse, Playground, Recreation Facilities
Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking, Driveway, Front Drive
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Bar, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Basement, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Interior Lot, Level, Low Maintenance Landscape, Private, Rectangular Lot, Many Trees, Secluded, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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