



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

135 Canter Place SW
Calgary, Alberta

MLS # A2219028



\$1,190,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,014 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Level, Pr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Storage		

Inclusions: None

****\$100,000.00 Price Improvement**** Beautifully Updated Estate Home in Canyon Meadows Estates! This expansive home offers nearly 4,000 sq ft of living space on a huge lot in a quiet cul-de-sac—perfect for families and entertaining. Featuring 4 spacious bedrooms, black walnut hardwood floors, a formal dining room, and a large living area, this home blends warmth with elegance. You’ll love the modern and bright white kitchen that offers plenty of cabinet and counter space. The luxurious primary suite includes a spa-like ensuite and its own private balcony—perfect for relaxing or catching a glimpse of the Northern Lights. Enjoy the convenience of a triple car garage and major updates including A/C (2024), garage doors (2022), Hunter Douglas blinds (2024), Miele appliances, updated bathrooms (2018), dual HE furnaces, and more. Outside, enjoy multiple patios, cedar decks, and a hot tub in your private, mature yard. Located in one of Calgary’s most desirable communities with top-rated schools and easy access to Fish Creek Park—this is a must-see!