



GRASSROOTS
REALTY GROUP

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188 Canter Place SW
Calgary, Alberta

MLS # A2223933



\$899,999

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
Inclusions:	Shed, tv mount in living room		

Welcome to this beautifully updated and fully finished five-bedroom two-story home in Canyon Meadows Estates, one of Calgary's most sought-after communities. This amenity-rich neighbourhood offers everything you need, including top-rated schools, tennis courts, an athletic park, an indoor pool, a fitness centre, and two community centres just minutes away. Residents also enjoy access to outdoor skating rinks, Canyon Meadows Golf Course, and Fish Creek Park, all within close reach. With convenient access to the LRT, public transit, MacLeod Trail, Stoney Trail (Ring Road), Costco, downtown Calgary, and the mountains, the location is truly unbeatable. Spanning over 3,400 sq ft of developed living space, this home features an exceptional layout with vaulted ceilings, large windows, and numerous updates throughout. The main level offers hardwood flooring, a formal living room, and a dining room—ideal for both daily living and entertaining. The well-appointed kitchen includes a large centre island, newer high-end appliances, a built-in oven and cooktop, and a corner pantry. Adjacent to the kitchen, the dining nook opens to a sunken living room with a cozy wood-burning fireplace. The main floor also includes a versatile fourth bedroom or den, a powder room, and a laundry room with mud sink for added convenience. Sliding doors off the kitchen lead to a private, west-facing landscaped backyard, perfect for enjoying the outdoors in the warmer months. Upstairs, you'll find hardwood flooring throughout, three generously sized bedrooms, and two full bathrooms, including a spacious primary suite with view of downtown, a walk-in closet and a 5-piece ensuite. One of the upstairs bathrooms has been completely renovated, offering modern finishes and added comfort. The fully finished basement provides even more living space with a large

family/games room, a wet bar, a fifth bedroom, a full bathroom, and ample storage. Set on a quiet cul-de-sac, the property features excellent curb appeal and an oversized, insulated, and drywalled garage with a new garage door and a convenient side entrance. This is a rare opportunity to own a spacious, updated, and well-maintained home in one of Calgary's most established and desirable neighbourhoods.