



**GRASSROOTS**  
REALTY GROUP

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

**188 Canter Place SW**  
**Calgary, Alberta**

**MLS # A2233366**



**\$759,900**

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

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

**Inclusions:** N/A

Exceptional opportunity! Welcome to this fully finished five-bedroom two-storey home with over 3400 sq ft of developed living space. located in Canyon Meadows Estates &mdash; one of Calgary's most desirable and established communities. This amenity-rich neighbourhood has everything you could ask for: top-rated schools, tennis courts, an athletic park, indoor pool, fitness centre, and two community centres, all just minutes away. Residents also enjoy close proximity to outdoor skating rinks, Canyon Meadows Golf Course, and the expansive Fish Creek Park. With easy access to the LRT, Macleod Trail, Stoney Trail (Ring Road), Costco, downtown Calgary, and even the mountains, the location is truly unbeatable. Spanning over 3,400 sq ft of developed living space, this home offers a thoughtfully designed layout with vaulted ceilings, large windows, and some updates throughout. The main floor features hardwood flooring, a formal living room and dining room&mdash;ideal for entertaining&mdash;The kitchen has a large centre island, built-in oven, convection microwave oven and cooktop, and a corner pantry. The bright dining nook opens into a cozy sunken living room with a wood-burning fireplace. A main-floor bedroom or office, a powder room, and a laundry room with mud sink add convenience and flexibility to the layout. Step outside to a private, west-facing backyard&mdash;perfect for summer gatherings and relaxing evenings. Upstairs, you'll find hardwood throughout, along with three spacious bedrooms and two full bathrooms. The primary suite includes downtown views, a walk-in closet, and 5-piece ensuite. One of the upstairs bathrooms has been fully renovated. The fully finished basement offers even more living space, featuring a large family/games room, wet bar, fifth bedroom, full bathroom, and plenty of storage.

Set on a quiet cul-de-sac, oversized, insulated, and drywalled garage with a brand new door and convenient side entrance. This is a rare opportunity to own a spacious home in one of Calgary’s most sought-after communities. So much Potential.