



GRASSROOTS
REALTY GROUP

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164 Canter Place SW
Calgary, Alberta

MLS # A2234111



\$1,050,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,080 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, See Remarks, Skylight(s), Vinyl Windows		

Inclusions: N/A

Welcome to CANYON MEADOWS ESTATES – your new home awaits! A fabulous opportunity to own this beautiful 4100+ sq. ft two story with fully-finished walkout home, located on a quiet cul-de-sac, backing onto a linear park and athletic playground and an unobstructed rear view beyond. Guests are welcomed into this home by a gracious staircase showcasing vaulted ceilings, leading into an expansive formal living area with a divine gas fireplace w/ custom tile surround & a massive dining room. A ‘Chef’s Delight’ updated kitchen features an abundance of two-tone cabinetry and built-ins, gorgeous quartz countertops, tile backsplash and an oversized central island - all overlooking a sunny kitchen nook. The generous sized family room/den, enhanced by another gas fireplace with brick surround, has framed side windows streaming natural light & wet bar. Completing the main floor is 2 pc bath & laundry room - with access to an oversized attached double garage. The upper level has an open loft/den area with built-ins, an ample sized master bedroom with a 5pc ensuite & walk-in closet, 3 additional bedrooms, 4pc bath & an aesthetically pleasing bonus room or 5th bedroom. The lower level walk-out is developed, featuring a vast second family room, games room, office, 3rd bathroom and plenty of storage. Additional assets include the oversized garage, clay tile roof, updated mechanicals including A/C, tankless water heater and the list goes on! Home is surrounded by a large number of windows, as well as sliding glass doors which lead to a generous deck, overlooking a private back yard, beautifully landscaped with perennials and fruit trees. This home is located steps to top-rated public schools, all major amenities and public transportation. This is a perfect home for your family in the perfect community! Walk to all levels of

schools, swimming pool/fitness centre, tennis courts, Fish Creek Park and LRT!! This is a must see!