



GRASSROOTS
REALTY GROUP

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**343 Canterbury Drive SW
Calgary, Alberta**

MLS # A2240247



\$849,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,486 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: 2 REFRIGERATORS IN BASEMENT

LOVINGLY RENOVATED BUNGALOW IN CANYON MEADOWS | STUNNING BACKYARD OASIS | 5 BEDROOMS | 2,735 SQ.FT. TOTAL LIVING SPACE**** Step inside to discover a bright, open-concept main floor with FOUR SPACIOUS BEDROOMS and two full bathrooms, featuring vinyl plank flooring throughout, custom wall panels, and vinyl windows—including triple-pane in the front living room. The spacious living room with fireplace overlooks the landscaped front yard and flows seamlessly into the formal dining area and a functional kitchen with white cabinetry, granite countertops, stainless steel appliances, and a cozy breakfast nook. A true standout is the kitchen's view onto the show-stopping backyard, perfect for keeping an eye on kids or soaking in the serene garden vibes. The fully finished lower level offers 1,360 sq.ft. of flexible living space, complete with a fifth bedroom, full bathroom, large rec room, and a brand-new kitchenette—ideal for guests, teens, a private home business setup, or potential for an income generating basement development. A laundry room with side-by-side washer and dryer, a laundry sink and plenty of counter space will make laundry a breeze. Plus, there is plenty of storage, which is great for a growing household. But the real highlight is the beautifully landscaped backyard, with two large decks, offering space for peaceful morning coffee, or relaxing evening dinners in your own Zen-inspired retreat. Both the front and back yards are surrounded by mature trees, vibrant shrubs, and easy-care perennials ideal for those dreaming of a lush, low-maintenance garden to enjoy year after year. Families will love the unmatched walkability to four schools, from elementary through high school. While daily errands are made easy with Southcentre Mall, groceries, restaurants, and major amenities just minutes away.

Commuting and weekend adventures are a breeze, the Canyon Meadows C-Train is a short walk away, and Fish Creek Park close enough for impromptu nature walks. Plus, three nearby fitness and aquatic centres make staying active easy, no matter the season. Whether you're upsizing, downsizing, or looking for multigenerational potential, this home offers flexibility, function, and a rare connection to nature—all in a well-connected South West Calgary location.