



**GRASSROOTS**  
REALTY GROUP

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**108 Canterville Road SW**  
**Calgary, Alberta**

**MLS # A2257520**



**\$1,495,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,049 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Skylight(s), Steam Room, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Sub Zero Cooling Drawers, Reverse Osmosis		

\*\*\* OPEN HOUSE SAT Sept. 20th 12-3Pm\*\*\* Beautifully updated home backing onto a private park! Discover unparalleled sophistication in this magnificent renovated residence, masterfully positioned on one of the community's most coveted streets and backing onto tranquil parkland. This exceptional property presents over 4,700 square feet of meticulously crafted living space, featuring seven bedrooms and four bathrooms across multiple thoughtfully designed levels. Upon entry, soaring vaulted ceilings and an elegant open riser staircase create an atmosphere of grandeur. The formal living and dining areas provide gracious entertaining spaces, complemented by dual fireplaces including a gas feature and a classic wood-burning hearth that infuses the secondary living area with warmth and character. The gourmet kitchen showcases premium stainless steel appliances including Wolf gas range, steam convection oven, microwave, Sub-Zero refrigerator with cooling drawers, beverage center, and Miele dishwasher. Granite countertops and abundant storage complete this culinary sanctuary, flowing seamlessly to an expansive deck overlooking professionally landscaped grounds. The main level accommodates a versatile bedroom with adjacent three-piece bathroom, plus convenient laundry facilities and mudroom connecting to the oversized attached garage. The upper level houses the luxurious primary bedroom featuring dual closets and a spa-inspired five-piece ensuite with heated floors, jetted tub, and steam shower. Three additional generously proportioned bedrooms share a renovated four-piece bathroom. The fully developed basement offers two bedrooms, recreational space, office, and fourth bathroom. Premium mechanical systems include dual furnaces, hot water tanks, Kinetico water softener & reverse osmosis systems, and dual

central air conditioning. Exterior improvements feature rubber roofing and concrete work, while windows were also updated within the past decade. This home's prime location puts you within walking distance to schools of all levels, fitness facilities, tennis courts, LRT, public transportation, all your amenities, and the natural beauty of Fish Creek Park and the prestigious Canyon Meadows Golf & Country Club!