



**GRASSROOTS**  
REALTY GROUP

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**135 Canter Place SW**  
**Calgary, Alberta**

**MLS # A2257774**



**\$1,175,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,014 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot tub		

Beautifully Updated Estate Home in Canyon Meadows Estates! This expansive home offers nearly 4,000 sq ft of living space on a huge lot in a quiet cul-de-sac—perfect for families and entertaining. Featuring 4 spacious bedrooms, black walnut hardwood floors, a formal dining room, and a large living area, this home blends warmth with elegance. You’ll love the modern and bright white kitchen that offers plenty of cabinet and counter space. The luxurious primary suite includes a spa-like ensuite and its own private balcony—perfect for relaxing or catching a glimpse of the Northern Lights. Enjoy the convenience of a triple car garage and major updates including A/C (2024), garage doors (2022), Hunter Douglas blinds (2024), Miele appliances, updated bathrooms (2018), dual HE furnaces, and more. Outside, enjoy multiple patios, cedar decks, and a hot tub in your private, mature yard. Located in one of Calgary’s most desirable communities with top-rated schools and easy access to Fish Creek Park—this is a must-see!