



**GRASSROOTS**  
REALTY GROUP

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**311 Canterbury Place SW**  
**Calgary, Alberta**

**MLS # A2287688**



**\$925,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Rectangul		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Storage Shed

OPEN HOUSE Saturday February 21 and Sunday February 22 from 1 - 3 pm! Large 2 storey split in desirable, amenity rich, Canyon Meadows Estates. Loaded with upgrades and truly move in ready. All the major updates have already been completed, including new kitchen appliances (2025), new washer and dryer (2025), new ECO Star rated windows and gorgeous double front door (2025), plus a new furnace, central air conditioning, hot water tank, and garage furnace (2023). The main floor features a chef-inspired kitchen with stone countertops, ample cabinet space, a breakfast nook, a large formal dining room, and a spacious front living room. You'll also enjoy the sunken family room with a wood burning fireplace, and patio doors leading to a large deck and sunny south facing backyard. This level also includes convenient bedroom currently being used as an office, main floor laundry and direct access to the oversized 22' x 28' heated garage with an 11' ceiling. Upstairs, you'll find a large primary suite with walk in closet and 4-piece ensuite, along with two additional generously sized bedrooms and another 4-piece bathroom. The fully developed basement offers even more living space, including a large family/rec room, a large bedroom, an office/den, a 3-piece bathroom, a storage area, and a large furnace room with built in shelving to keep everything neatly organized. This home is a must-see, beautifully updated, spacious, and priced to move. All that's left to do is move in!