



**311 Canterbury Place SW
Calgary, Alberta**

MLS # A2287688



\$925,000

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

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

Inclusions: Storage Shed

OPEN HOUSE Sunday March 1, 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, There is even room to park your RV. This home is a must-see, beautifully updated, spacious, and priced to move. All that's left to do is move in!