



135 Canter Place SW
Calgary, Alberta

MLS # A2292964



\$1,140,000

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|------------------|--|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,002 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Cul-De-Sac, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular L | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Marble | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Bookcases, Double Vanity, French Door, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s)

Inclusions: Hot Tub, Gazebo, Alarm System and Cameras

Welcome to this beautifully updated estate home nestled in the prestigious Canyon Meadows Estates community. Situated on a generous lot in a quiet cul-de-sac, this exceptional residence delivers nearly 4,000 square feet of thoughtfully designed living space perfect for growing families and those who love to entertain. Step inside and discover the warmth of rich walnut hardwood floors flowing through a gracious formal dining and in the expansive living area. The heart of this home is a stunning modern kitchen bathed in natural light, featuring crisp white cabinetry, generous counter space, and premium Miele appliances that elevate every culinary experience. Upstairs, the luxurious primary bedroom suite is a true retreat, complete with a spa-inspired ensuite bathroom and a private balcony offering views overlooking Canyon Meadows Golf Course. Three additional spacious bedrooms provide plenty of room for the entire family. The fully developed basement features another full bathroom, a large recreation room, and abundant storage space. This home boasts an impressive list of major updates, including kitchen, flooring, lighting, air conditioning installed in 2024, new garage doors in 2022, elegant Hunter Douglas blinds, renovated bathrooms completed in 2018, and dual high-efficiency furnaces for year-round comfort. A triple-car garage provides exceptional convenience and storage. The outdoor spaces are equally impressive, with multiple patios, beautiful cedar decks, and a relaxing hot tub surrounded by a private, mature yard that creates your own personal oasis. Located in one of Calgary's most sought-after neighborhoods, 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! This is a rare opportunity to own a truly exceptional home. Schedule your private showing today before this one is gone!