



**135 Canterbury Court SW  
Calgary, Alberta**

**MLS # A2293644**



**\$1,025,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot, Private, Se		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<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>	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** TV Mount in Primary Bedroom

Welcome to 135 Canterbury Court, a spacious two-storey walkout home on a quiet cul-de-sac in the highly desirable community of Canyon Meadows Estates. Offering over 3,000 sq. ft. of developed living space, this home features 4 bedrooms, 3.5 bathrooms, a fully finished walkout basement, and a private pie-shaped yard with mature trees. The main floor offers a functional layout with large principal rooms, including a bright formal living room and spacious dining area—perfect for entertaining. The updated kitchen features stainless steel appliances, abundant cabinetry, and a sunny south-facing view of the backyard. The breakfast nook opens into the inviting sunken family room with custom built-ins and a cozy wood-burning fireplace. A convenient main floor laundry room, powder room, and access to the double attached garage complete the level. Upstairs, the primary retreat offers a relaxing escape with an electric fireplace, custom walk-in closet, and a spa-inspired ensuite featuring a jetted tub and walk-in shower. Two additional bedrooms and a full bathroom provide comfortable space for family. The fully developed walkout basement expands the living space with a large recreation area, family room, fourth bedroom, and another full bathroom—ideal for guests, teenagers, or extended family. Outside, the beautifully landscaped pie-shaped backyard offers exceptional outdoor living with a large deck, balcony, built-in firepit, and outdoor kitchen, perfect for summer entertaining. Located in one of Calgary’s most established and sought-after communities, this home is just minutes from Fish Creek Park, excellent schools, shopping, and major commuter routes including Macleod Trail, Anderson Road, and Elbow Drive. A rare opportunity to own a walkout home on a quiet cul-de-sac in Canyon Meadows Estates.