



**260 Canterville Drive SW
Calgary, Alberta**

MLS # A2159481



\$985,000

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|------------------|---|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 2,561 sq.ft. | Age: | 1984 (40 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Insulated, Triple Garage Attached | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | Lawn, Landscaped, Level, Street Lighting, Treed | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Wood Frame, Wood Siding | Zoning: | R-C1 |
| Foundation: | Wood | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: None

Discover the perfect blend of comfort and convenience in this charming two-story split family home, nestled in vibrant Canyon Meadows Estates neighborhood. With five generously sized bedrooms (four on the upper level and one in the basement), this residence is tailor-made for those who cherish both privacy and family time. The main floor delights with its open plan, neutral décor, and plank hardwood flooring—ideal for both stylish entertainment and tranquil living. Cooking enthusiasts will revel in the spacious kitchen featuring ample oak cabinets, a practical island, and a cozy breakfast nook. The formal dining room awaits your festive gatherings, while the family room, complete with built-in cabinets and a warming gas fireplace, invites you to relax and unwind. Step outside to enjoy the south-facing backyard—a sunny retreat, fully fenced and beautifully landscaped. If tinkering is more your style, the hobby room in the fully finished basement will be your haven. An oversized triple garage ensures ample space for vehicles and storage. Strategically located, your new home is just a stroll away from a wealth of amenities. Walking distance to all levels of schools, public transit, LRT, shopping, Canyon Meadows Golf & Country Club are conveniently close. Not to mention, the proximity to Fish Creek Park offers endless outdoor adventures. This residence isn't just a house, it's a launchpad for lifelong memories. All that's missing is your family's personal touch. Could this be "Home Sweet Home"? Come find out!