



**210 Canterbury Place SW
Calgary, Alberta**

MLS # A2173100



\$925,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,612 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Pie		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to the exceptional property of 210 Canterbury Place, nestled in the highly desirable and picturesque neighbourhood of Canyon Meadows. This meticulously renovated home has undergone a comprehensive transformation and has been fully renovated down to the studs with brand-new windows, siding, insulation, drywall, plumbing, electrical wiring and panel, with attention to every detail both inside and out. No stone has been left unturned to offer you a completely turnkey living experience. This home boasts 4 spacious bedrooms, 3.5 beautifully appointed bathrooms with new stainless steel cabinets, and a wide array of modern features designed to elevate your lifestyle. From the moment you enter, you'll be struck by the stunning open-concept layout, which creates an effortless flow between the gourmet kitchen, dining room, and living areas. The custom-built kitchen is truly the heart of this home, featuring sleek quartz countertops, top-tier Thor stainless steel appliances, and an oversized island with a breakfast nook—the perfect setup for hosting friends and family or enjoying casual meals. Beyond the kitchen, the lower level has an inviting family room that offers a cozy and warm atmosphere with a charming wood-burning fireplace. The blend of comfort and elegance makes this space a natural gathering spot for any occasion. The lower level is complete with a 2 piece bathroom and laundry room. Make your way upstairs and find your spacious primary bedroom with a 3-piece ensuite, two more good-sized bedrooms and a 5-piece bathroom. Enter the basement and you will find the fourth bedroom with a 3 piece ensuite, a large rec room and playroom, great for spending time with family or hosting company. One of the home's features is the spacious double-car garage with a brand-new driveway and concrete pad. Not only does it provide plenty of room for

parking and storage, but it's also equipped with a convenient 220v EV charging station, catering to the needs of electric vehicle owners. The backyard is an absolute dream for outdoor enthusiasts. The south-east facing yard offers ample space for relaxation, entertaining, and gardening. The irrigation system keeps the lawn lush and green, and it's beautifully complemented by an impressive 1,500 sq. ft composite deck and patio, perfect for hosting barbecues or simply enjoying your morning coffee. Canyon Meadows is renowned for its family-friendly atmosphere, featuring top-rated schools, beautiful parks, and easy access to various amenities, including shopping, dining, and recreational facilities. Its peaceful streets and proximity to both downtown Calgary and natural green spaces make it the perfect location for families, professionals, and retirees alike. This stunning property is truly a rare find, offering a unique combination of modern convenience, classic charm, and a prime location.