

# \$994,900 - 12 Canterbury Drive Sw, Calgary

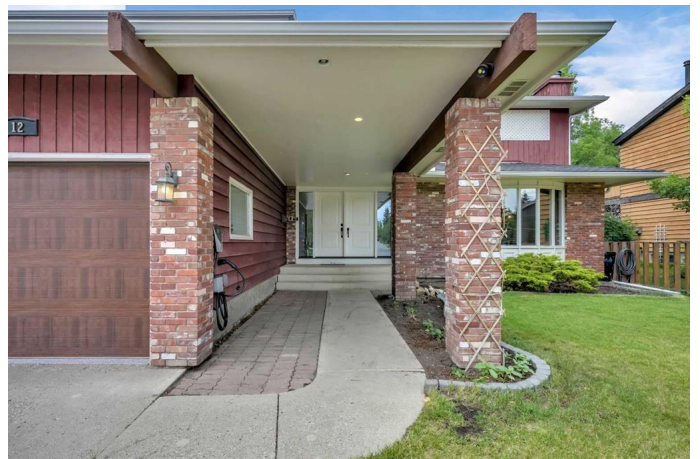
MLS® #A2235908

**\$994,900**

5 Bedroom, 4.00 Bathroom, 2,917 sqft  
Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Welcome to Canyon Meadows Estates! This custom-built executive home offers over 3,800 sq. ft. of beautifully designed living space on an oversized, professionally landscaped lot backing onto a serene linear park and playground. Thoughtfully updated and meticulously maintained, the home features a grand entry with dual staircases leading to the upper level, where a loft/den with built-in bookcases separates the luxurious primary suite—with a stunning new 5-piece ensuite, walk-in closet, and second fireplace—from three generously sized bedrooms and a fully renovated main bathroom. The main floor is ideal for both entertaining and everyday living, boasting a brand-new gourmet kitchen with granite countertops, stainless steel appliances, breakfast bar, and ample cabinetry, alongside a spacious family room, elegant living and dining rooms, and a convenient powder room. The fully developed lower level includes a fifth bedroom, a large rec room, a 3-piece bath, and excellent storage space. Enjoy outdoor living on the expansive deck overlooking the park. Recent upgrades include epoxy flooring, heater, fan, and high-lift garage doors in the garage; all atrium and living room windows replaced; central A/C added; a new home office with updated doors and windows; fresh paint throughout; and a newly installed double shower in the primary ensuite. Located within walking distance to schools, parks, Canyon Meadows Golf & Country Club, and just minutes from shopping and downtown, this



exceptional home offers the perfect blend of elegance, comfort, and convenience, ready for you to move in and enjoy.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235908    |
| Price          | \$994,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,917       |
| Acres          | 0.17        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 12 Canterbury Drive Sw |
| Subdivision | Canyon Meadows         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 3S8                |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 5                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Vaulted Ceiling(s), Vinyl Windows                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                  |

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Cooling         | Central Air                                                                                  |
| Fireplace       | Yes                                                                                          |
| # of Fireplaces | 3                                                                                            |
| Fireplaces      | Living Room, Mantle, Masonry, Stone, Tile, Wood Burning, Dining Room, Master Bedroom, Marble |
| Has Basement    | Yes                                                                                          |
| Basement        | Finished, Full                                                                               |

## Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, Level, No Neighbours Behind, On Golf Course, Rectangular Lot, Views, Few Trees, Open Lot |
| Roof              | Asphalt Shingle                                                                                                                                               |
| Construction      | Wood Frame, Wood Siding                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 3              |
| Zoning         | R-CG           |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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