



## 404 Canterbury Place Calgary Alberta

\$1,349,900

Welcome to your new home in the serene and family-friendly neighborhood of Canyon Meadows Estates. Located on a corner lot, this home boasts over 3092+ sq feet of living space. This bright and modernized 4-bedroom bungalow features an open concept layout, hardwood throughout the main floor (that also continues into the bedrooms), gas fireplace with custom wall finishing, additional dining room that could also be used as a main floor den and a barn door at the upper laundry room entrance. Enjoy this amazing spacious kitchen, with beautiful white cabinetry, quartz countertops and backsplash, s/s appliances, pot filler at the range, oversized island and a large beverage center/counter area. The master suite has an abundance of storage, with closet built-ins and another barn door leading to a 4 pc dream shower with extra vanity space and a custom curbless shower. Custom built-ins in additional bedrooms as well. Well laid out back entrance with more custom built-ins and cubby's, great for children. Huge open basement to use as you like, with a wet bar/beverage center, 4th bedroom and second large laundry area. Make sure to have a look at the expansive backyard, with mature trees and a beautiful cedar patio with privacy wall. For the finishing touch, see the new double attached garage, insulated and heated. Come and enjoy everything Canyon Meadows has to offer - school, transit, shopping, Fish Creek Park, community center, tennis courts and neighborhood "Babbling Brook. This community has it all! (id:6769)

Family room 13.50 Ft x 20.83 Ft

Recreational, Games room 13.92 Ft x 17.75 Ft

Bedroom 12.33 Ft x 12.58 Ft

Other 6.92 Ft x 8.17 Ft

Laundry room 9.75 Ft x 10.00 Ft

Furnace 8.75 Ft x 17.50 Ft

3pc Bathroom 6.42 Ft x 10.83 Ft

Other 7.75 Ft x 8.50 Ft

Kitchen 13.00 Ft x 13.75 Ft

Dining room 10.50 Ft x 11.50 Ft

Living room 16.58 Ft x 17.67 Ft

Office 10.42 Ft x 12.92 Ft

Primary Bedroom 12.00 Ft x 12.75 Ft

Bedroom 11.42 Ft x 11.67 Ft

Bedroom 9.92 Ft x 13.58 Ft

Laundry room 5.67 Ft x 9.50 Ft

4pc Bathroom 5.67 Ft x 8.75 Ft

4pc Bathroom 4.92 Ft x 13.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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