



## 404 Canterbury Place Calgary Alberta

\$1,249,900

404 Canterbury Place in Canyon Meadows Estates is a fully renovated FOUR bedroom BUNGALOW offering over 3092+ sq feet of living space. This FULLY RENOVATED home has an updated floor plan and new windows and doors, roof, stucco, driveway pad, ceiling and wall insulation, plumbing, electrical panel and wiring, drywall etc. CENTRAL VAC and a convenient VACPAN are installed and ready for use. The ATTACHED GARAGE is heated and has a rough-in for an EV charging station. The convenient mudroom has the option of housing a main floor laundry while a fully equipped laundry and craft room downstairs, has tonnes of STORAGE. An open and spacious floor plan shows off the living room, kitchen and dining area with beautiful WHITE OAK accents. The well-planned kitchen has quartz countertops, plenty of storage, numerous white oak shelves, a built-in microwave, a pot filler at the range, an oversized island and a BEVERAGE CENTER across the room. The master bedroom has an abundance of storage as well as an ensuite with heated flooring, a separate toilet room and a custom CURBLESS SHOWER. Custom built-in closets are in the two additional bedrooms, as well. A flex room off of the living room and kitchen could be used as a dining room, office (with back entry), craft room or a play space. In the basement you will find a wet bar and second beverage center, a fourth bedroom and a large laundry area. Mature trees and a beautiful CEDAR DECK wait for you to enjoy the expansive backyard. Come and see everything Canyon Meadows has to offer - highly rated SCHOOLS, an active community center, tennis courts and a neighborhood "babbling brook" as well as easy access to transit, shopping, Fish Creek Park and more. 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

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

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

Listing Presented By:



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RE/MAX Landan Real Estate

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Other 7.75 Ft x 8.50 Ft

Kitchen 13.00 Ft x 13.75 Ft

4pc Bathroom 5.67 Ft x 8.75 Ft

4pc Bathroom 4.92 Ft x 13.58 Ft