



108 Canterville Road Calgary Alberta

\$1,495,000

*** OPEN HOUSE SAT Sept. 20th 12-3Pm*** Beautifully updated home backing onto a private park! Discover unparalleled sophistication in this magnificent renovated residence, masterfully positioned on one of the community's most coveted streets and backing onto tranquil parkland. This exceptional property presents over 4,700 square feet of meticulously crafted living space, featuring seven bedrooms and four bathrooms across multiple thoughtfully designed levels. Upon entry, soaring vaulted ceilings and an elegant open riser staircase create an atmosphere of grandeur. The formal living and dining areas provide gracious entertaining spaces, complemented by dual fireplaces including a gas feature and a classic wood-burning hearth that infuses the secondary living area with warmth and character. The gourmet kitchen showcases premium stainless steel appliances including Wolf gas range, steam convection oven, microwave, Sub-Zero refrigerator with cooling drawers, beverage center, and Miele dishwasher. Granite countertops and abundant storage complete this culinary sanctuary, flowing seamlessly to an expansive deck overlooking professionally landscaped grounds. The main level accommodates a versatile bedroom with adjacent three-piece bathroom, plus convenient laundry facilities and mudroom connecting to the oversized attached garage. The upper level houses the luxurious primary bedroom featuring dual closets and a spa-inspired five-piece ensuite with heated floors, jetted tub, and steam shower. Three additional generously proportioned bedrooms share a renovated four-piece bathroom. The fully developed basement offers two bedrooms, recreational space, office, and fourth bathroom. Premium mechanical systems include dual furnaces, hot water tanks, Kinetico water softener & reverse osmosis systems, and dual central air conditioning. Exterior improvements feature rubber roofing a...

Bedroom 11.75 Ft x 12.33 Ft

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Office 11.17 Ft x 14.33 Ft

Recreational, Games room 12.33 Ft x 17.58 Ft

Wine Cellar 6.67 Ft x 10.83 Ft

Breakfast 8.42 Ft x 12.83 Ft

Family room 14.17 Ft x 16.17 Ft

Other 12.00 Ft x 12.25 Ft

Laundry room 7.25 Ft x 8.25 Ft

Bedroom 11.00 Ft x 13.75 Ft

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Listing Presented By:



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Other	10.33 Ft x 15.58 Ft	3pc Bathroom	5.25 Ft x 8.25 Ft
5pc Bathroom	8.50 Ft x 8.50 Ft	Primary Bedroom	16.00 Ft x 17.00 Ft
Living room	13.00 Ft x 17.17 Ft	Bedroom	9.08 Ft x 13.17 Ft
Dining room	9.58 Ft x 13.08 Ft	Bedroom	12.33 Ft x 13.08 Ft
Kitchen	13.00 Ft x 13.50 Ft		