



164 Canter Place Calgary Alberta

\$1,050,000

Welcome to CANYON MEADOWS ESTATES - your new home awaits! A fabulous opportunity to own this beautiful 4100+ sq. ft two story with fully-finished walkout home, located on a quiet cul-de-sac, backing onto a linear park and athletic playground and an unobstructed rear view beyond. Guests are welcomed into this home by a gracious staircase showcasing vaulted ceilings, leading into an expansive formal living area with a divine gas fireplace w/ custom tile surround & a massive dining room. A 'Chef's Delight' updated kitchen features an abundance of two-tone cabinetry and built-ins, gorgeous quartz countertops, tile backsplash and an oversized central island - all overlooking a sunny kitchen nook. The generous sized family room/den, enhanced by another gas fireplace with brick surround, has framed side windows streaming natural light & wet bar. Completing the main floor is 2 pc bath & laundry room - with access to an oversized attached double garage. The upper level has an open loft/den area with built-ins, an ample sized master bedroom with a 5pc ensuite & walk-in closet, 3 additional bedrooms, 4pc bath & an aesthetically pleasing bonus room or 5th bedroom. The lower level walk-out is developed, featuring a vast second family room, games room, office, 3rd bathroom and plenty of storage. Additional assets include the oversized garage, clay tile roof, updated mechanicals including A/C, tankless water heater and the list goes on! Home is surrounded by a large number of windows, as well as sliding glass doors which lead to a generous deck, overlooking a private back yard, beautifully landscaped with perennials and fruit trees. This home is located steps to top-rated public schools, all major amenities and public transportation. This is a perfect home for your family in the perfect community! Walk to all levels of schools, swimming pool/fitness centre, tennis courts, Fish ...

Family room 15.00 Ft x 26.00 Ft
Exercise room 13.83 Ft x 17.08 Ft
Other 7.75 Ft x 9.08 Ft
Furnace 10.50 Ft x 16.00 Ft
Storage 9.33 Ft x 18.83 Ft
3pc Bathroom 5.00 Ft x 8.75 Ft

Kitchen 13.83 Ft x 18.67 Ft
Other 13.42 Ft x 17.00 Ft
Laundry room 9.00 Ft x 12.00 Ft
2pc Bathroom 3.33 Ft x 7.08 Ft
Primary Bedroom 15.00 Ft x 16.00 Ft
Bedroom 11.17 Ft x 12.17 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.smithpezzente.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Other	8.17 Ft x 9.83 Ft	Bedroom	11.17 Ft x 12.33 Ft
Den	8.17 Ft x 11.08 Ft	Bedroom	8.83 Ft x 11.17 Ft
Living room	13.25 Ft x 15.00 Ft	Office	7.00 Ft x 8.75 Ft
Dining room	10.50 Ft x 12.33 Ft		