



176 Canterville Drive Calgary Alberta

\$1,050,000

Welcome to the Estates of Canyon Meadows! This unique character home is situated on one of the best streets in the community with a south facing yard, no neighbors behind with a massive 9000sqft lot... Offering an inviting blend of original character and modern updates, almost 4400sqft of living space, 4 bedrooms up, 5 bathrooms, 2 office spaces, and a 2 bedroom fully suited(illegal) basement with a separate entrance this property is perfect for young families looking to grow or those with generational living. Stepping inside you'll appreciate the Grande vaulted ceilings, winding staircases, charming wall and railing wood work, the calming color palette and the warmth of the heated tile flooring that flows seamlessly throughout the main level. The formal living and dining rooms offer ample space for gatherings, anchored by a classic woodburning fireplace in a second living area that adds a cozy ambiance. The updated kitchen (2017), is equipped with high end SS appliances including a Wolfe induction stove, ample storage and counter space, walk-in pantry and large central island. Step out of the kitchen onto an expansive deck and enjoy the massive beautifully landscaped back yard or private nature reserve - a perfect retreat for summer barbecues and outdoor relaxation. Additionally, the main level has a large bedroom that could also serve as an office. Adjacent is a 2-piece bath, and breezeway to the main floor laundry and mud room shared with the downstairs area via separate side entry. From this space you'll also find access to the large oversized attached garage with high ceilings, shelving and benches. Upstairs, you'll find the elegant and versatile bonus area currently serving as office loaded with natural light from the vaulted windows. The spacious primary bedroom hosts a renovated (2017) 5pc ensuite with sky light and large walk-in closet. There are 2 additiona...

Kitchen 13.08 Ft x 12.92 Ft
Living room 24.67 Ft x 12.58 Ft
Bedroom 10.75 Ft x 10.08 Ft
Bedroom 13.42 Ft x 12.75 Ft
3pc Bathroom 12.75 Ft x 5.75 Ft
2pc Bathroom 6.50 Ft x 2.92 Ft

Bedroom 13.17 Ft x 8.92 Ft
Laundry room 5.67 Ft x 5.83 Ft
2pc Bathroom 4.17 Ft x 4.67 Ft
Bonus Room 13.42 Ft x 12.00 Ft
Primary Bedroom 19.25 Ft x 13.42 Ft
5pc Bathroom 17.75 Ft x 5.83 Ft
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Listing Presented By:



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Living room 19.25 Ft x 13.42 Ft
Family room 15.08 Ft x 14.92 Ft
Kitchen 13.42 Ft x 13.17 Ft
Dining room 13.50 Ft x 6.92 Ft

Bedroom 13.00 Ft x 13.00 Ft
Bedroom 15.58 Ft x 9.92 Ft
4pc Bathroom 10.58 Ft x 5.00 Ft