



## 248 Canterbury Court Calgary Alberta

\$849,900

Picturesque curb appeal enchants as you arrive at this lovely Canyon Meadows Estates home, where tidy professional landscaping and mature trees frame a large corner lot in the exclusive estate area of the community. Inside, soaring vaulted ceilings draw the eye up, showcasing an open layout extending to the upper story for a gorgeous visual dynamic. Bay windows in the living area fill the space with light, and the adjacent dining room is perfect for big family meals. Throughout, you will notice select upgrades paired with original features that have been immaculately cared for. It even has A/C! In the kitchen, full-height original oak cabinetry infuses a sense of quality and comfort. Granite counters add a polished style that will impress the family chef, as do all new appliances that include a French door refrigerator, flat-top range set into the island, and dual wall ovens. A pantry closet means you will always have your favourite ingredients on hand. The sunny breakfast nook gets tons of light from the south and offers direct access to the deck, which is great for grilling or dining alfresco. Curl up in the family room with a book and a beverage, where cozy classic finishes include a stone hearth with a gas fireplace and floor-to-ceiling built-ins. The powder room is just down the hall, as is the entry from the double attached garage, where you will find a large laundry area complete with a sink, cabinets, and extra counter space. The upper story is a penthouse-style primary retreat. It begins with a loft overlooking the lower level with built-ins ideal for your home office. To one side of the bedroom, the ensuite offers dual sinks, a jetted tub, and a glassed-in shower, as well as two massive closets with shelving and hanging space. To the other side, a cedar studio is fantastic for your exercise equipment. In the basement, there are two more large bedrooms and...

Primary Bedroom 16.83 Ft x 15.58 Ft

Loft 11.58 Ft x 13.17 Ft

5pc Bathroom 10.50 Ft x 9.83 Ft

Exercise room 9.50 Ft x 9.25 Ft

Bedroom 13.42 Ft x 12.50 Ft

Bedroom 16.25 Ft x 10.50 Ft

Workshop 16.25 Ft x 11.67 Ft

Family room 18.17 Ft x 14.92 Ft

Living room 12.42 Ft x 12.08 Ft

Kitchen 12.83 Ft x 10.00 Ft

Other 9.17 Ft x 9.00 Ft

Dining room 10.00 Ft x 9.58 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.darcybrown.ca/>



**Real Estate Professionals Inc.**

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

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

3pc Bathroom 8.92 Ft x 4.92 Ft

Storage 12.58 Ft x 11.67 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Laundry room 11.75 Ft x 5.92 Ft