



## 135 Canterbury Court Calgary Alberta

\$1,025,000

**\*\*OPEN HOUSE SUNDAY, DEC. 7: 1:30 -3:30PM\*\*** Welcome to 135 Canterbury Court, a stunning 2-storey walkout home in the coveted community of Canyon Meadows Estates, quietly tucked away on a private cul-de-sac. Offering over 3,000 sq. ft. of finished living space, this home features 4 bedrooms, 3.5 bathrooms, and a fully developed walkout basement. Step inside to a formal living room, spacious dining room, and a grand staircase leading upstairs. The updated kitchen boasts abundant cabinetry, stainless steel appliances, and a sunny south-facing view of the backyard. A breakfast nook opens to the inviting sunken family room with custom built-ins and a cozy wood-burning fireplace. A half bath, laundry room, and access to the double garage complete the main floor. Upstairs, the owner's retreat offers an electric fireplace, a custom walk-in closet, and a spa-inspired 4-piece ensuite with jetted tub, walk-in shower, and mosaic tile details. Two additional bedrooms and a full 4-piece bath complete this level. The walkout basement expands your living space with a family room, games/rec area, fourth bedroom, and another full bathroom. French doors open to the beautifully landscaped, pie-shaped yard with mature trees. Outdoor living is at its best here, with a large deck, built-in firepit, outdoor kitchen, and balcony. Rarely do homes in Canyon Meadows Estates come to market. This property combines privacy, space, and a prime location with quick access to Fish Creek Park, Macleod Trail, Anderson Road, and Elbow Drive. Don't miss the chance to make this exceptional home your own. (id:6769)

Furnace 11.33 Ft x 9.67 Ft

Bedroom 11.67 Ft x 11.25 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Family room 21.67 Ft x 15.83 Ft

Recreational, Games room 19.25 Ft x 10.92 Ft

Other 5.00 Ft x 5.00 Ft

Living room 13.33 Ft x 12.08 Ft

Dining room 10.00 Ft x 11.83 Ft

2pc Bathroom 15.33 Ft x 12.92 Ft

Laundry room 8.33 Ft x 8.75 Ft

Family room 15.33 Ft x 12.92 Ft

Bedroom 10.00 Ft x 10.92 Ft

Bedroom 10.92 Ft x 10.00 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Primary Bedroom 14.00 Ft x 14.42 Ft

Other 7.42 Ft x 5.50 Ft

a

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://angelamcneill.cirrealty.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Kitchen 10.75 Ft x 10.33 Ft  
Dining room 10.83 Ft x 9.75 Ft

4pc Bathroom 12.92 Ft x 5.92 Ft