

**135 Canterbury Court SW
Calgary, Alberta**

MLS # A2313631



\$1,000,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot, Private, Se		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: Hutch in Dining Room, TV Mount in Primary Bedroom

Welcome to 135 Canterbury Court, an exceptional walkout home tucked away on a quiet cul-de-sac in the prestigious community of Canyon Meadows Estates. Offering over 3,000 sq. ft. of beautifully developed living space, this impressive two-storey features 4 bedrooms, 3.5 bathrooms, a fully finished walkout basement, and a stunning pie-shaped lot surrounded by mature trees for added privacy. Designed for both everyday living and entertaining, the main floor showcases expansive principal rooms filled with natural light, including a welcoming formal living room and spacious dining area. The updated kitchen is both stylish and functional, featuring stainless steel appliances, abundant cabinetry, and sunny south-facing views over the backyard. Just off the breakfast nook, the inviting sunken family room offers custom built-ins and a cozy wood-burning fireplace, creating the perfect place to unwind. A main floor laundry room, powder room, and direct access to the double attached garage complete the level. Upstairs, the spacious primary retreat feels like a private getaway with its own electric fireplace, custom walk-in closet, and spa-inspired ensuite complete with a jetted tub and walk-in shower. Two additional bedrooms and a full bathroom provide plenty of room for family or guests. The fully finished walkout basement adds incredible versatility with a large recreation space, additional family room, fourth bedroom, and full bathroom—ideal for teenagers, guests, or multigenerational living. Step outside to your beautifully landscaped backyard oasis, where a large deck, upper balcony, built-in firepit, and outdoor kitchen create the ultimate setting for summer entertaining and relaxing evenings at home. Located in one of Calgary's most established and sought-after neighbourhoods, this home is just moments from Fish Creek Provincial Park,

excellent schools, shopping, and major commuter routes including Macleod Trail, Anderson Road, and Elbow Drive. A rare opportunity to own a beautifully maintained walkout home in one of Canyon Meadows Estates's most coveted locations.