

391 Canterville Drive SW
Calgary, Alberta

MLS # A2323918



\$1,000,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,363 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Back Lane, Rectangular		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Bar and 4 bar stools in sun room

This CANYON MEADOWS ESTATES home has THE LOT (7555 ft2), LOCATION & FLOORPLAN TO BECOME A CHAMPION... steps from FISH CREEK park and 'THE' GOLF COURSE that hosts the PGA SENIOR TOUR --ROGERS CHARITY CLASSIC.-- This ESTATE 2 STOREY, with 4 Bedrooms UP, 3.5 baths and just over 3100 ft2 of developed ft2 is READY TO BE TRANSFORMED for the next FAMILY FOURSOME. Pindrop QUIET location with a MASSIVE SOUTH FACING back yard as PRISTINE AS AUGUSTA DURING THE MASTERS! Large swaying pines, concrete flower beds, perfectly trimmed cut grass & timed perennials. Some features you may want to keep on your scorecard are: the ON-SITE 'Provincial' STAINED 3/4" HARDWOOD FLOORS, the WOOD BURNING BRICK FIREPLACE, the NEW LUXURY VINYL FLOORING throughout the basement, the BUILT-IN LIBRARY AND WINDOW BENCH on the upstairs landing AND the EXTENDED, TILED SUN ROOM (bar + 4 bar stools can stay). Any PRO will immediately see the massive potential of this FLOOR PLAN: formal Dining Room, large Family Room with built-ins, main floor laundry, Breakfast nook, 4 LARGE BEDROOMS UPSTAIRS (2 FULL BATHS) MASSIVE MEDIA/FAMILY ROOM down and Games Room. AND OF COURSE A DOUBLE ATTACHED GARAGE. It's a big decision -- SO-- throw some grass in the air, pace off your distance, fire some ideas off your RENOVATOR at the range -- because one lucky GOLFER is going to HIT THIS ONE STRAIGHT DOWN THE FAIRWAY! OPEN HOUSE SEPT 5TH, 2-4PM.