44 Canterbury Drive SW

Calgary | Active | MLS® A2340312

$1,849,900









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**1980**	**2,756.61 sq. ft.**

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Listed by CIR Realty

A closer look

Luxury, space, and an unbeatable location-this fully renovated 6-bedroom, 3.5-bathroom home checks every box. Professionally renovated by Ashwood Homes, every detail has been thoughtfully designed with exceptional craftsmanship and timeless style. Situated on a coveted corner lot backing onto and siding onto green space with only one neighbouring home, this is a rare opportunity to enjoy privacy, open views, and direct access to nature. Even better, walk out your back gate and take the kids to school through the park-no busy roads required.

From the moment you step inside, you'll be impressed by the soaring vaulted living room featuring a dramatic floor-to-ceiling stone gas fireplace and an abundance of natural light.

The heart of the home is the stunning chef's kitchen, complete with a walk-in pantry, gas stove, built-in appliances, extensive cabinetry, and patio doors leading to a brand-new composite deck-perfect for entertaining. Just off the kitchen is a bright sitting area or bonus room, creating the ideal space for family gatherings, while the dedicated main floor office makes working from home effortless. A spacious mudroom, main floor laundry, and triple attached garage add everyday convenience.

Upstairs you'll find four generous bedrooms, including a beautiful primary retreat with a walk-in closet and luxurious 5-piece ensuite. The additional 5-piece bathroom even features its own sauna, creating the perfect place to unwind.

The fully finished basement expands your living space with a large family room, home gym, two additional bedrooms, a 3-piece bathroom, and exceptional storage.

Beyond the beautiful finishes, this home has been extensively upgraded for lasting comfort, quality, and energy efficiency. Improvements include triple-pane windows, an additional 1-inch of exterior insulation, spray foam insulation in all joist spaces, and central air conditioning-offering superior comfort, reduced energy costs, and peace of mind for years to come. With its premium renovation, exceptional location, and thoughtful upgrades throughout, this is a truly turnkey luxury home that's ready for your family to enjoy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340312
Bedrooms	6
Bathrooms	4
Year Built	1980
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,756.61 sq. ft.
Acreage:	No
Lot Area:	6,824 sq. ft.
Lot Frontage:	79'10"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	1980 (Age: 46)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7811525
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes

Construction Material:	Cement Fiber Board, Composite Siding, Stone
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Electric, Gas
Garage:	Yes
Garage Spaces:	3
Parking:	220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Main Level, Sink
City Quadrant:	Southwest
Community:	Canyon Meadows
Appliances:	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Instant Hot Water, Microwave, Range Hood, Washer
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 14'11" × 13'2" ·
Main Floor	Family Room · 11'7" × 11'4" ·
Main Floor	Foyer · 9'5" × 6'4" ·
Main Floor	Kitchen · 17'8" × 15'2" ·
Main Floor	Laundry · 10'2" × 7'5" ·
Main Floor	Living Room · 15'4" × 14'11" ·

Main Floor	Mud Room · 9'7" × 7'8" ·
Main Floor	Office · 10'6" × 9'5" ·
Main Floor	Pantry · 11'4" × 5'5" ·
2nd Floor	Bedroom · 12'6" × 11'4" ·
2nd Floor	Bedroom · 14'10" × 10'1" ·
2nd Floor	Bedroom · 14'11" × 11'9" ·
2nd Floor	Bedroom - Primary · 20'11" × 12'5" ·
2nd Floor	Walk-In Closet · 7'6" × 6'6" ·
Basement	Bedroom · 13'5" × 9'5" ·
Basement	Bedroom · 13'10" × 9'9" ·
Basement	Bonus Room · 8'8" × 7'6" ·
Basement	Exercise Room · 15'7" × 10'3" ·
Basement	Game Room · 25'7" × 15'4" ·
Basement	Storage · 4'8" × 3'10" ·
Basement	Furnace/Utility Room · 19'7" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, Landscaped, Level, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Private, Reverse Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-canterbury-drive-sw-calgary-a2340312/

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