

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 322 CANYON RIDGE DRIVE

RICHARDSON, TX 75080



\$865,000



2,406 sqft



5 beds



3 baths

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## DESCRIPTION

322 Canyon Ridge is a complete, uncompromising renovation set on one of the largest privately held lots in Canyon Creek. 0.85 acres of mature tree canopy, beautiful flowers, and absolute privacy create something neighborhoods across DFW simply cannot offer. Land of this scale, in a neighborhood this desirable and family friendly, does not come available. The lot alone — and the kind of quiet that only mature trees and generous space can provide — represents a generational opportunity on one of Canyon Creek's most sought-after street, steps from Prairie Creek Park and Canyon Creek Country Club. Inside, the renovation is thoughtful and thorough. The five bedrooms and three full baths are ready to support any family. The wide-plank engineered hardwood running throughout makes the house feel light and sophisticated. The main living room anchors around a white painted brick fireplace beneath an exposed beam and skylight — warm, architectural, and entirely original in character. A sun-filled master bedroom with white brick accent wall and a backyard view that goes on forever is an oasis. The chef's kitchen is designed for real use and ready for hosting: a substantial quartz island, six-burner gas range, wall-mounted hood, double ovens, wine fridge, and custom cabinetry — a professional-grade environment. The primary bath is spa-calibrated — freestanding soaking tub, frameless glass shower with penny tile, custom wood vanity, geometric accent wall, and matte black fixtures throughout. Plano ISD. Prairie Creek Park at the end of the street. Canyon Creek Country Club minutes away. The full DFW Metroplex is effortlessly accessible. This is your opportunity to own nearly an acre of land in one of the most desirable neighborhoods in Dallas and Collin County - with a beautifully remodeled house ready to enjoy.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21222112

**YEAR BUILT:** 1968

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Canyon Creek Country Club 17

**LIST DATE:** 04/07/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,406

**TOTAL BEDS:** 5

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.85

**LOT SIZE (SQFT):** 37,026

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- LivingRoom
- Masonry
- WoodBurning

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- VentedExhaustFan
- WineCooler

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● CornerLot</li><li>● IrregularLot</li><li>● Lawn</li><li>● Landscaped</li><li>● ManyTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Wood</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● Pantry</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Curbs</li><li>● Golf</li><li>● Park</li><li>● Sidewalks</li></ul>	

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**BROKERED BY:** HomeSmart