



THE
A-TEAM

**RE/MAX
FIRST**

12808 CANSO Crescent, Calgary T2W 3A8

MLS® #: **A2107900**

Area: **Canyon Meadows**

Listing Date: **02/14/24**

List Price: **\$2,799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **3,443**

Low Sqft:

Ttl Sqft: **3,443**

Lot Information

Lot Sz Ar: **11,097 sqft**

Lot Shape:

DOM

94

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **8**

Garage Sz: **4**

Access:

Lot Feat:

Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Level,Many Trees,Street Lighting,On Golf Course,Pie Shaped Lot,Secluded,Sloped Down,Views Triple Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Lighting,Private Entrance,RV Hookup,Storage**

Construction: **Composite Siding,Concrete,Mixed,Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer,Wine Refrigerator**

Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Smart Home,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Den
Dining Room
Mud Room
Library
Bonus Room
Bedroom
5pc Ensuite bath
3pc Bathroom
Bedroom
Exercise Room

Main
Main
Main
Main
Second
Second
Second
Second
Basement
Basement

14`0" x 13`7"
14`10" x 10`0"
11`4" x 7`0"
7`10" x 8`0"
14`0" x 13`7"
13`8" x 11`4"

12`8" x 12`11"
10`0" x 16`0"

Living Room
Kitchen
Pantry
Bedroom - Primary
Bedroom
Laundry
3pc Bathroom
Game Room
3pc Bathroom
2pc Bathroom

Main
Main
Main
Second
Second
Second
Second
Basement
Basement
Main

14`0" x 18`0"
10`0" x 18`0"
5`0" x 8`0"
15`0" x 16`2"
13`0" x 12`0"
7`0" x 12`0"

18`4" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

2210200

Remarks

Pub Rmks:

Rare opportunity to own a **BRAND NEW** luxurious designer home in Canyon Meadows Estates slated for completion for May 2024. An exquisite residence nestled atop the ridge, commanding breathtaking views of Fish Creek Park. This stunning home is the apex of luxury living designed with exceptional and sophisticated taste that will be sure to leave a lasting impression. One of the most anticipated homes to come to market this executive home stands out from all the rest and offers an amazing location, over 4,800 square feet of total living space, 4 bedrooms, 4.5 bathrooms, a fully finished walk-out basement, an oversized south facing estate pie lot, mammoth TRIPLE car garage that was designed to be lift ready for the car aficionado giving total space for up to four cars! This residence with a modern Hardie + stone exterior and thoughtful, open concept layout is one-of-a-kind. The main floor with large windows, engineered hardwood floors welcomes you into an open concept living space with vaulted ceilings in the living room, soothing gas fireplace, expansive windows with unparalleled views of the Park, formal dining room, front office, central kitchen with a butler's pantry, and a dining nook. The High-end gas range and built in ovens is just the beginning of this professional chef-style kitchen. This kitchen will impress with high end built-in fridge/freezers, quartz countertops, an oversized waterfall island with room for 6, custom cabinets, and more. The butler's pantry features extra storage, sink and a walk-in pantry. Enjoy luxury outdoor living on the mamoth covered patio with fireplace, composite duradeck, and the covered BBQ area. An elegant staircase leads upstairs with 9' ceilings. The master retreat features a large, oversized walk-in closet, heated ensuite floors, a fully tiled walk-in curb-less shower, two separate vanities, a private water closet, a freestanding soaker tub and access to your balcony with amazing views. Each of the secondary bedrooms has an ensuite and a walk-in closet. A bonus room, den and laundry room complete the second level. 9' ceilings in the fully developed walkout basement create spacious media and games rooms with in-floor heat and ceiling speakers throughout. A full wet bar with a wine fridge, an under-mount sink, quartz counters, make for easy family fun downstairs. The basement also features 4th bedroom, a full bathroom, and a home gym with rubber flooring. This stunning new home has everything on your wish list plus an **UNBEATABLE LOCATION** within an extremely family-oriented neighbourhood and includes great schools, parks, tennis courts, golf course and much more all within walking distance! Truly a rare opportunity and location where opulence meets nature, and luxury harmonizes with solitude. Purchaser may still have time to pick some finishes if desired. A must to see and own. Call today!

Inclusions:
Property Listed By:

n/a
MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









