



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 CANOVA Close, Calgary T2W 3P7**

MLS®#: **A2141264** Area: **Canyon Meadows** Listing Date: **06/14/24** List Price: **\$1,150,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **8,417 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,535**  
 Low Sqft:  
 Ttl Sqft: **2,535**

DOM

**14**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Garden,No Neighbours Behind,Private,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Awning(s),BBQ gas line,Garden,Private Yard,Storage**

Construction: **Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 13`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>10`6" x 6`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>24`0" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`6" x 11`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`6" x 10`0"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`6" x 6`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 9`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>22`0" x 14`0"</b>
<b>Storage</b>	<b>Lower</b>	<b>21`0" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>22`0" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>25`6" x 11`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`8" x 5`0"</b>

5pc Ensuite bath

Upper

15`0" x 12`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7810649**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **RARE OPPORTUNITY to own this magnificent estate home nestled on an expansive pie lot in an exclusive cul-de-sac of Canyon Meadows Estates. This beautiful home boasts nearly 3500 sqft of developed living space, displaying uncompromised pride of ownership. Charming curb appeal leads to the harmoniously appointed floor plan that flows seamlessly from room to room blending functionality and relaxed comfort in every room. Expansive windows connect the indoor and outdoor living spaces where you'll create frequent memories of entertaining friends and loved ones. The upper level is comprised of 3 generous bedrooms including a primary wing that offers stunning sunset views of the Rocky Mountains and the Canyon Meadows Golf and Country Club. Complete with a developed basement that provides additional space for entertaining and is equipped with a large guest bedroom and bathroom. Graced with meticulous care and attention to detail encompassing a life well lived. Explore the 3D Virtual Open House Tour and full list of upgrades for additional information or call your favorite realtor to set up a private viewing today!**

Inclusions: **Pool table + accessories, Play House, Hot Tub**  
Property Listed By: **RE/MAX First**

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













