



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13007 CANSO Place, Calgary T2W 3A8**

MLS®#: **A2147732** Area: **Canyon Meadows** Listing Date: **07/12/24** List Price: **\$2,250,000**  
 Status: **Active** County: **Calgary** Change: **-\$200k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **13,562 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,555**  
 Low Sqft:  
 Ttl Sqft: **2,555**

DOM

**66**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **3.0 (2 2)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Front Yard,Landscaped,Many Trees,On Golf Course,Treed**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Awning(s),Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 14`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>23`6" x 18`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`0" x 11`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`6" x 8`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>27`0" x 15`6"</b>
<b>Wine Cellar</b>	<b>Basement</b>	<b>8`6" x 6`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`6" x 10`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>16`0" x 13`0"</b>
<b>Den</b>	<b>Main</b>	<b>15`6" x 13`6"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`0" x 11`6"</b>
<b>Storage</b>	<b>Basement</b>	<b>37`0" x 14`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`0" x 16`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>20`6" x 14`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`6" x 10`6"</b>

2pc Bathroom  
3pc Bathroom

Main  
Basement

5`0" x 5`0"  
9`6" x 9`0"

2pc Bathroom  
5pc Ensuite bath  
Legal/Tax/Financial

Basement  
Main

5`0" x 4`6"  
14`0" x 10`0"

Title:  
**Fee Simple**  
Legal Desc:

**9511585**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to this stunning bungalow nestled on the ridge of Canyon Meadows Golf and Country Club overlooking Fish Creek Park. This custom-built architectural gem awaits empty nesters seeking their dream home. From the captivating curb appeal with lush landscaping and mature trees to the inviting arched portico leading to the front door, every detail speaks of meticulous craftsmanship. Upon entry, natural light floods the space through large windows, illuminating beautiful hardwood floors that guide you to the formal living room. With its soaring coffered ceilings and a fireplace flanked by display shelving, this room exudes warmth and elegance. Meticulously designed archways create an effortless flow through the open yet intimate spaces, perfect for entertaining. The adjacent dining area features a convenient wet bar, ideal for preparing drinks and a built-in credenza for your collection of linens & dinnerware. A spacious gourmet kitchen boasts glass fronted cabinetry, high-end appliances, a large pantry, and a butler's pantry making this a space able to accommodate family meals as easily as a formal catered dinner party. Sip a coffee in the sunlit dining nook or step out onto the sprawling wrap around west-facing deck with retractable awnings to take in the breathtaking views of the golf course and Rocky Mountains. The large primary bedroom offers a serene sanctuary with a fireplace, walk-in closet, and a luxurious ensuite featuring dual vanities. Completing this level is a sizeable laundry room attached to the mudroom room and a quiet den perfect for working from home. Descend to the walk-out level to discover a spacious recreational room perfect for a pool table, complete with a double-sided fireplace that also warms the adjacent family room—a cozy haven for movie nights. The wet bar and wine room make this floor a fun space for entertaining friends and family. Two bedrooms—one with a private ensuite powder room and the other with access to the bathroom—provide comfort and privacy for guests or visiting family members. This home offers ample storage, and a three car garage. Outside, the landscaped backyard unfolds as a secluded oasis enveloped with mature trees and flower beds, offering tranquil views of the fairways, Fish Creek Park & the Rockies in the distance. Whether you're savouring warm summer evenings with loved ones or relaxing in the sunken hot tub on chilly winter days, this space invites year-round enjoyment. This elegant retreat will not disappoint.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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











