



THE
A-TEAM

**RE/MAX
FIRST**

12808 CANSO Crescent, Calgary T2W 3A8

MLS® #: **A2152528** Area: **Canyon Meadows** Listing Date: **07/25/24** 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**

Lot Information

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

Finished Floor Area

Abv Sqft: **3,436**
 Low Sqft:
 Ttl Sqft: **3,436**

DOM

53
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **4**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Few Trees,Front Yard,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Yard Drainage,Pie Shaped Lot,Private,Secluded,Sloped Down,Views,Wooded Triple Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Garden,Lighting,Private Entrance,RV Hookup,Storage**

Construction: **Composite**
Siding,Concrete,Mixed,Stone,Stucco,Wood Frame
 Flooring: **Ceramic Tile,Vinyl Plank**
 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,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	14`0" x 13`7"	Living Room	Main	18`0" x 14`0"
Dining Room	Main	16`3" x 15`4"	Kitchen	Main	10`1" x 19`0"

Mud Room	Main	11`4" x 7`0"	Pantry	Main	5`11" x 16`0"
Other	Main	8`6" x 7`6"	Bedroom - Primary	Second	16`3" x 14`10"
Bonus Room	Second	13`10" x 15`10"	Bedroom	Second	16`4" x 17`9"
Bedroom	Second	11`11" x 13`1"	Laundry	Second	7`1" x 12`1"
5pc Ensuite bath	Second		3pc Bathroom	Second	
3pc Bathroom	Second		Game Room	Basement	18`4" x 16`2"
Bedroom	Basement	12`8" x 13`0"	3pc Bathroom	Basement	
Exercise Room	Basement	10`0" x 16`0"	2pc Bathroom	Main	
Mud Room	Main	11`6" x 15`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2210200**

Zoning: **R-C1**

Remarks

Pub Rmks: **Rare opportunity to own a BRAND NEW luxurious designer home in Canyon Meadows Estates that is move in ready for immediate occupancy. An exquisite residence nestled atop the ridge at Fish Creek Park, commanding breathtaking views of the Park for an amazing 4 season experience. 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 for the car aficionado giving you a fantastic space for all your toys. The Exterior with a modern Hardie + Stone exterior and thoughtful open concept layout introduces you to the amazing build quality of your new home, large triple pane windows, Hydronic heating throughout, LVP floors, spectacular living space with vaulted ceilings, central air conditioning, classic wood beam details, soothing gas fireplace, expansive black trimmed windows with unparalleled views of Fish Creek Park, formal dining room, front office with glass entry, a powder room with high end custom tile, large mudroom and access to your impressive garage with Hydronic heating. The professional chef-style kitchen will impress with high end built-in fridge/freezer, professional gas burner range with pot filler, quartz countertops, an oversized waterfall island, custom cabinets, butler's pantry with spare fridge features extra storage, sink and a walk-in pantry. Next to the living area enjoy an additional bar area to entertain guests. Outdoor living space includes a mammoth covered patio with fireplace, vinyl decking with glass railing, and the covered BBQ area to enjoy many nights with friends and family. An elegant staircase leads to the a bonus room with den, the primary bedroom 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 and laundry room complete the second level. The fully developed walkout basement creates spacious media and games rooms with in-floor heat, 9' ceilings, a full wet bar with a wine fridge, quartz counters, 4th bedroom, a full bathroom, and a home gym. 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 to own a brand new home in a location that will be your forever home! A must to see and own. Call today to view!**

Inclusions: **N/A**
 Property Listed By: **MaxWell Capital Realty**

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











