



THE
A-TEAM

**RE/MAX
FIRST**

42 CANOVA Road, Calgary T2W 2G3

MLS®#: **A2162203** Area: **Canyon Meadows** Listing Date: **09/04/24** List Price: **\$2,000,000**
 Status: **Active** County: **Calgary** Change: **+\$101k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **7,620 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,947**
 Low Sqft:
 Ttl Sqft: **2,947**

DOM

14
Layout
 Beds: **6 (5 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Private,Treeed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Garden,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Recreation Facilities,See Remarks,Soaking Tub,Storage,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 5`6"
Bedroom	Main	11`5" x 10`6"
Family Room	Main	10`9" x 15`11"
Kitchen	Main	23`9" x 17`2"
Mud Room	Main	13`6" x 11`0"
4pc Bathroom	Upper	4`11" x 8`6"

Room	Level	Dimensions
3pc Bathroom	Main	7`8" x 5`0"
Dining Room	Main	9`5" x 12`4"
Foyer	Main	13`5" x 12`9"
Living Room	Main	15`8" x 12`1"
Bedroom	Main	11`5" x 15`5"
5pc Ensuite bath	Upper	11`6" x 17`4"

Bedroom Upper 13`2" x 12`0"
Bedroom - Primary Upper 13`6" x 14`8"
Loft Upper 10`1" x 12`0"
Other Basement 13`1" x 10`3"
Media Room Basement 12`10" x 14`9"
Furnace/Utility Room Basement 12`10" x 25`4"

Bedroom Upper 10`0" x 12`5"
Laundry Upper 7`6" x 8`4"
4pc Bathroom Basement
Bedroom Basement 12`10" x 10`3"
Game Room Basement 18`8" x 25`3"

Legal/Tax/Financial

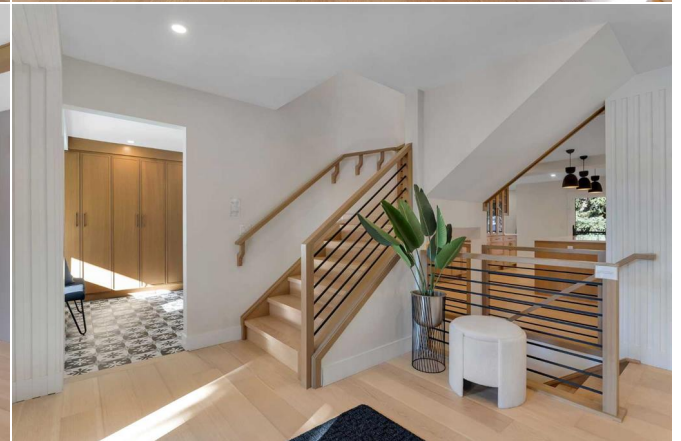
Title: Zoning:
Fee Simple R-C1
 Legal Desc: 1080LK

Remarks

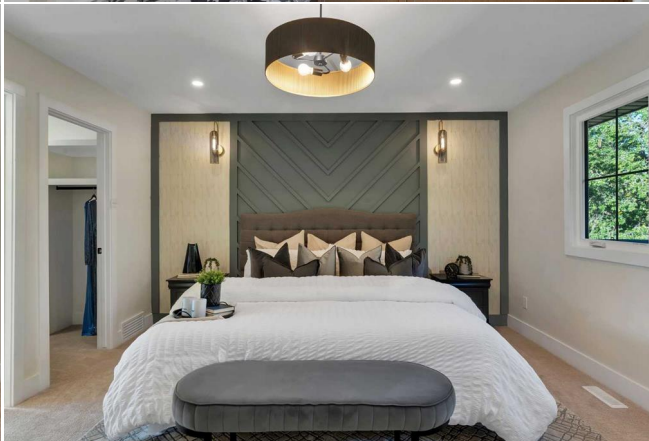
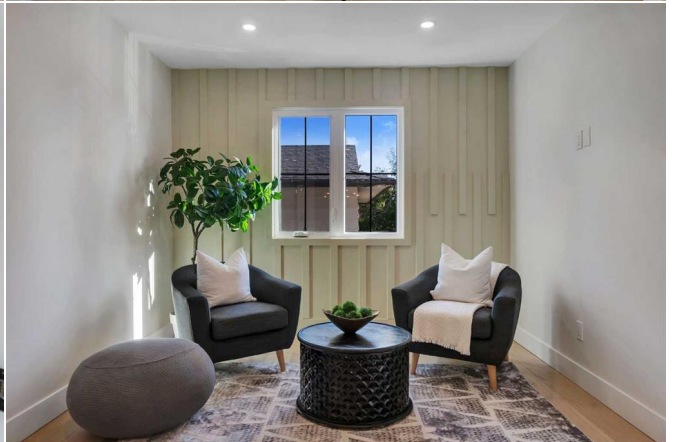
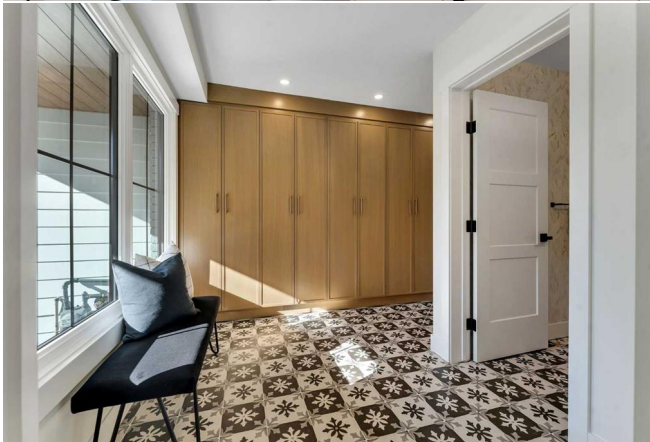
Pub Rmks: Welcome to this Exceptional Custom designed luxury home featuring just under 4000 sq. ft.on all 3 levels. This home has been meticulously renovated to offer Modern luxury and Energy efficiency. Located on one of the best Streets in town with mature Coniferous trees running the entire length of the street, this home features 6 spacious Bedrooms, 4.5 Designer bathrooms, and a versatile layout with four Living areas plus a dedicated Theatre room/Gym.. Every square inch of this home has been designed from the studs up with the entire layout designed to maximize the potential of the home. All work on this home's renovation/addition has been completed in a Professional manner with permits pulled from the City of Calgary. Step inside to find an Open-concept floor plan enhanced by Engineered hardwood flooring, Pot lights and High-end light fixtures . The Gourmet style Kitchen is a standout, equipped with State-of-the-art JENN-AIR appliances, a large 9-ft island, and luxurious Quartz countertops with a full slab backsplash. Adjacent to the main kitchen, a Prep Kitchen/Pantry provides additional functionality & storage with its own sink and rough-in for a stove, perfect for handling any extra cooking tasks. Upstairs, you'll find 3 generously sized Bedrooms, each offering ample space, comfort, and functionality. The upper level also features a Loft/bonus room, highlighted by a striking feature wall and an abundance of Natural sunlight, creating a space for relaxation or play. The Owner's suite is a true retreat, featuring a Designer feature wall and His/her walk-in closets. The 5-piece Master Ensuite comes with an Oversized custom-Tiled shower, heated tile flooring with a Wi-Fi compatible Smart thermostat and a designer Maax soaker tub. Custom built in closets are used throughout the home with accent White oak shelving, and Designer wallpaper making a Bold statement. The Bathrooms have been methodically designed with different Custom tile work in each bathroom, premium Delta faucets with Champagne bronze finishes and Full height vanity mirrors. The property's Exterior showcases a New Modern Farmhouse Architectural design with custom Douglas fir timber brackets. The front porch is finished with a durable Rubber coating and the new pot lights add to the ambience. The entire exterior comes with new Hardie-board siding, and a new Asphalt shingle roof. The attached Garage features an Epoxy-coated floor and a new 8-ft high overhead Garage door. This sustainably designed home features 2 new 96% high-efficiency gas furnaces, a heat recovery ventilator, a tankless hot water system, R-50 attic insulation, and soundproofed walls and floors. Upgrades include new PVC piping, HVAC ductwork, wiring, and a 100A panel, along with double-pane metal-clad windows and doors from Lux. This home is conveniently located near South Centre Mall, within walking distance to the Canyon Meadows Golf course and Country Club house, Canyon Meadows Aquatic & Fitness Centre, Top-rated Schools.

Inclusions: N/A
Property Listed By: Executive Real Estate Services

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

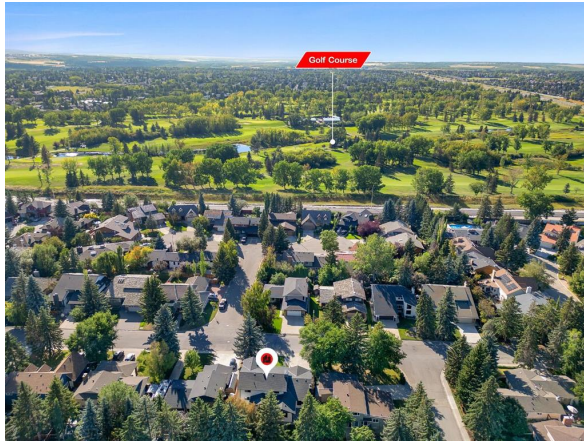












42 Canova Road SW
Addition/Renovation Highlights

OVERALL
 Full renovation down to the studs.
 An addition of over 330 square feet added on the Main & 2nd Floor.
 An Open concept floor plan created with engineered beams.
 An energy efficient home.
 2 New 90% high efficient NGSA gas Furnaces.
 New 80 gallon three compartment hot water tank.
 New electrical wiring in the house and a new JBox panel.
 New PVC piping and plumbing in the entire house.
 New vinyl Deckwork in the entire house.
 2 Bi-sides in the new part with Royal Nova of Elite (a gold medal product).
 New bath installation in the entire house.
 New 4.5 Cubic Feet in the entire house.
 New drywall in the entire house.
 New work around for removal of new security cameras.
 Permits pulled from the City of Calgary for all the renovation addition work.

ARCHITECTURAL
 New Architectural exterior design.
 New custom chimney above the attached garage roof.
 New custom Douglas fir timber brackets on the exterior.
 New stone cap. Finished with engineered hardwood flooring.
 Multiple custom features walk throughout the entire residence.
 A rubber coating finish applied to the entire front porch and garage.
 New state of the art 4800-4800 appliances in the new gourmet kitchen.
 New Designer Sunday room on the 2nd floor with 2400000 appliances.
 New high end Quartz countertops with custom full slab back splash.

EXTERIOR
 New Double pane Metal clad Energy Efficient windows/doors by Lux windows.
 New Hardie Board siding and vertical cement board panels.
 New Black uPVC Sills and concrete/stone piers.
 New Asphalt shingles on the entire house and shed.
 Post lights added in the new walk in areas.

INTERIOR
 New Entry Doors and Features throughout the entire house with a champagne bronze finish.
 Custom White oak shelving throughout the house.
 Custom high end light fixtures added throughout the residence.
 New recessed custom LED shower in the Master Ensuite.
 New 2nd and engineered hardwood in the main living areas on all 3 floor levels.
 New Hardwood Floor Transition in the living room and a Continental Gas fireplace in the family room.
 Installation added for hard parking in the new and 2nd floor areas.
 New custom tile work in all the bathrooms.
 Custom built MDF closets and shelves throughout the house.
 Custom designer wallpaper in the home.
 Repaired the flooring in the Master ensuite with a 100% compatible Smart tile mosaic.
 New Pergo flooring with a guarantee for future rough-in for a gas or electric stove.
 New Gourmet tile kitchen with painted MDF and white oak elements.
 A large kitchen island opening over 96" in length.
 Custom Designer Flat & Soft tile used throughout.
 Glass Shower glass included in the Master Ensuite and the 2nd floor shower.
 Custom undercabinet lighting throughout the home.
 New White oak ceiling with custom horizontal grained.
 Painted ceiling finish with white oak exposed beams.

ATTACHED GARAGE
 Attached garage comes with an epoxy coated floor.
 New 10 panel and chrome light and New 10" high thermal garage door installed.
 New built in side mount garage door opener installed.

LANDSCAPING
 New sod, plants, & sidewalk joints.
 A grade exterior finish work.
 New wood framing around the entire property for privacy and security.
 New installed rear Deck with a 3000 gas line.
 An outdoor kitchen shed with a working exterior to the home.