



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 CANSO Green, Calgary T2W 3B1**

MLS®#: **A2163296** Area: **Canyon Meadows** Listing Date: **09/10/24** List Price: **\$1,488,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2000** Abv Sqft: **2,978**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **8,611 sqft** Ttl Sqft: **2,978**  
 Lot Shape:

DOM

**9**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Irregular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **Playground** Water Source: **Poured Concrete**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Water Softener,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 11`11"	Family Room	Main	17`11" x 16`7"
Kitchen	Main	20`11" x 13`5"	Dining Room	Main	18`4" x 11`0"
Laundry	Main	12`3" x 8`0"	2pc Bathroom	Main	5`0" x 5`5"
Bedroom - Primary	Upper	21`0" x 13`8"	Bedroom	Upper	12`5" x 11`0"
Bedroom	Upper	12`5" x 11`0"	5pc Bathroom	Upper	7`2" x 7`8"
5pc Ensuite bath	Upper	13`1" x 10`8"	Bedroom	Basement	11`8" x 9`8"
Bedroom	Basement	12`6" x 19`5"	4pc Bathroom	Basement	8`8" x 10`8"

**Game Room  
Flex Space**

**Basement  
Basement**

**20`4" x 13`6"  
17`6" x 15`11"**

**Furnace/Utility Room  
Office**  
Legal/Tax/Financial

**Basement  
Main**

**20`7" x 7`8"  
13`1" x 11`4"**

Title:  
**Fee Simple**  
Legal Desc:

**9912972**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to the prestigious Canyon Creek Estates! This executive custom-built 2-storey home sits on a beautifully landscaped pie-shaped lot spanning over 8,600 sq. ft. Nestled steps away from a golf course and Fish Creek Park, this property is situated in a quiet cul-de-sac and within walking distance to schools and amenities. Offering 6 bedrooms, 4 bathrooms, and 9 ft. ceilings on the main floor, this home features dual open-to-above living and great rooms that create a warm, elegant space perfect for everyday living and entertaining. Extensive upgrades and custom built-ins highlight the meticulous craftsmanship and attention to detail throughout. The great room, complete with a cozy gas fireplace, offers a welcoming atmosphere, while the main floor office—accessed through French doors—boasts stunning built-in cabinetry and a matching desk (included). Adjacent to the formal dining room, the spacious kitchen showcases a central island with gorgeous granite countertops, custom cabinetry, and high-end appliances. The kitchen seamlessly transitions into a charming breakfast nook, which opens onto a deck overlooking the expansive backyard. Upstairs, the master bedroom offers a true retreat with its spa-like ensuite, jetted tub, and oversized shower. West-facing windows allow for stunning mountain views. Two additional large bedrooms share a full bathroom on this level. The professionally developed walkout basement features a large family room, two more bedrooms, and ample space for movie watching, exercise, and entertainment. Step outside onto the patio and enjoy the privacy of the beautifully landscaped backyard. This home also includes air conditioning and a triple-car garage, ensuring comfort and convenience. Recent updates include a new roof, oak hardwood floors, carpet, and paint (2021), as well as a new washbasin, toilet, faucet, hood fan, microwave,, lighting, and door handles/locks (2021), garage motor(2024). Pride of ownership is evident in every corner of this exceptional home. Don't miss the opportunity to make this house your dream home!**

Inclusions:  
Property Listed By:

**N/A  
TrustPro Realty**

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













