31 CANSO Green, Calgary T2W 3B1

MLS®#:	**A2163640**	Area:	**Canyon Meadows**	Listing Date:	**09/06/24**	List Price:	**$1,199,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$40k, 10-Sep**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Calgary**
Year Built:	**1999**

Lot Information

Lot Sz Ar:	**8,428 sqft**
Lot Shape:	

Finished Floor Area

Abv Sqft:	**1,865**
Low Sqft:	
Ttl Sqft:	**1,865**

DOM
12

Layout

Beds:	**5 (2 3)**
Baths:	**3.5 (3 1)**
Style:	**Bungalow**

Parking

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

Access:
Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped**
Park Feat: **Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	**Stone,Stucco,Wood Frame**
Heating:	**Forced Air,Natural Gas**	Flooring:	
Sewer:		Flooring:	**Carpet,Ceramic Tile**
Ext Feat:	**Balcony,BBQ gas line,Garden,Private Yard**	Water Source:	
		Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Gas Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Trash Compactor,Washer,Water Softener,Window Coverings**

Int Feat: **Built-in Features,Ceiling Fan(s),Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**5`5" x 5`0"**	**5pc Ensuite bath**	**Main**	**10`2" x 10`1"**
Bedroom	**Main**	**11`2" x 13`0"**	**Breakfast Nook**	**Main**	**13`2" x 8`6"**
Dining Room	**Main**	**12`2" x 15`1"**	**Foyer**	**Main**	**5`11" x 15`6"**
Kitchen	**Main**	**13`2" x 13`2"**	**Laundry**	**Main**	**9`1" x 7`8"**
Living Room	**Main**	**16`7" x 15`8"**	**Bedroom - Primary**	**Main**	**12`11" x 15`6"**
Walk-In Closet	**Main**	**9`2" x 6`9"**	**3pc Ensuite bath**	**Basement**	**8`8" x 7`9"**

4pc Bathroom	Basement	8`4" x 8`7"	Bedroom	Basement	12`4" x 21`4"
Bedroom	Basement	12`2" x 13`10"	Bedroom	Basement	12`2" x 20`1"
Game Room	Basement	16`9" x 34`3"	Furnace/Utility Room	Basement	16`8" x 10`11"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R-C1**	
Legal Desc:	**9912972**		

Remarks

Pub Rmks: **Welcome to an exquisite walkout bungalow in the prestigious Canyon Meadows estate community, perfectly positioned one block from the renowned Canyon Meadows Golf Course. This luxurious home is a testament to fine living, featuring breathtaking professional landscaping. As you step inside, you are greeted by an expansive open floor plan adorned with 10-foot ceilings and elegant crown moulding. The kitchen is a highlight, boasting granite countertops, updated kitchenaid appliances, gas stove, a walk-in pantry, island and a charming breakfast nook. The inviting living room features custom built-ins, oversized windows, and a cozy gas-burning fireplace. The generously sized bedrooms offer comfort and privacy, including a grand master suite with a gorgeous 5-piece ensuite bathroom and a spacious walk-in closet. The fully finished walkout basement is an entertainer's dream, complete with a rec/games room with a wet bar, gas fireplace and a fully equipped theater room for your viewing pleasure. This level also houses three additional bedrooms, two of which feature walk-in closets as well as a 4-piece bathroom, and 3-piece ensuite. Additional highlights include a sound system with speakers throughout the house, a heated, oversized triple car garage ensuring ample space for vehicles and storage. The fully landscaped yard is a private retreat, boasting mature trees, sunny south exposure and a meticulously maintained lawn with an automated irrigation system for easy care as well as a peaceful waterfall with pond. Located in a quiet cul-de-sac surrounded by beautifully crafted homes, this property is within close distance to all levels of schools, shopping, fitness centers, the LRT, public transit and the ring road.**

Inclusions: **Built-in vacuum in garage and attachments**

Property Listed By: **The Real Estate District**

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