



THE
A-TEAM

**RE/MAX
FIRST**

42 CANOVA Road, Calgary T2W 2G3

MLS®#: **A2171942**

Area: **Canyon Meadows**

Listing Date: **10/09/24**

List Price: **\$1,950,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

10

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 16`0"
Kitchen	Main	23`9" x 17`2"
Mud Room	Main	13`6" x 11`0"
4pc Bathroom	Upper	5`0" 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

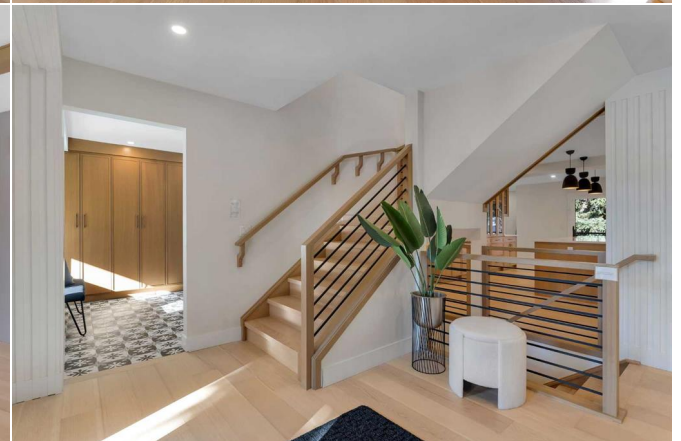
Title: Zoning:
Fee Simple R-CG
 Legal Desc: 1080LK

Remarks

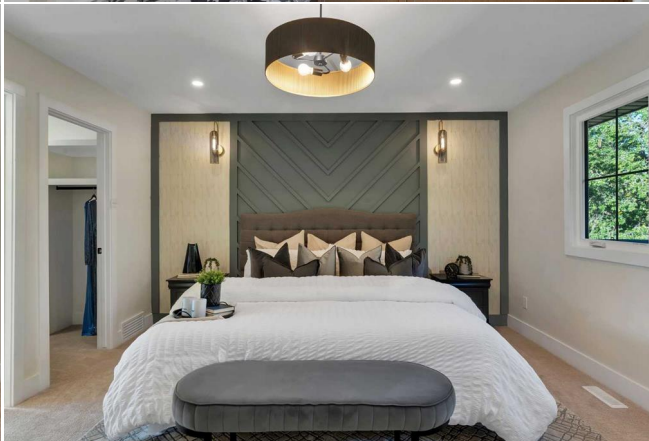
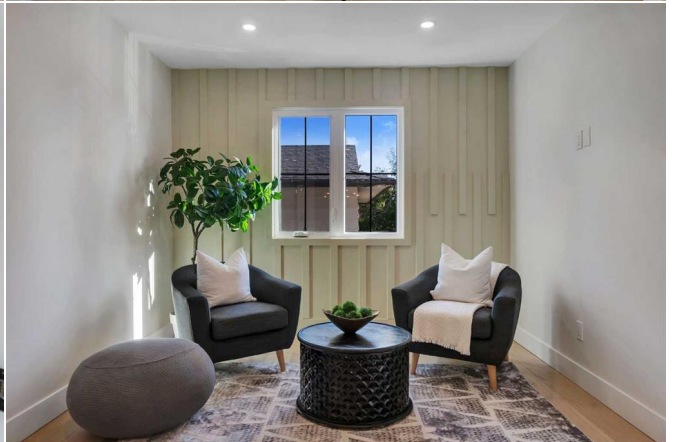
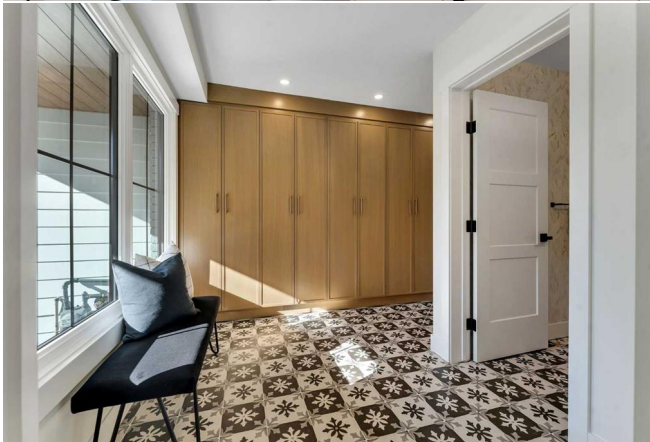
Pub Rmks: **Welcome to this Custom designed luxury home featuring just under 4000 sq. ft. on all 3 levels. This is a one of kind home offering 1836 sq. ft. on the MAIN FLOOR with 2 living spaces, 2 kitchen areas, 2 bedrooms and 1.5 baths. Overall this home features 6 spacious Bedrooms, 4.5 Designer bathrooms, 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 Modern Farmhouse Architecture 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 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 eco-friendly home includes 96% high-efficiency furnaces, a heat recovery ventilator, tankless water heater, R-50 attic insulation, soundproofed walls and floors, new PVC piping, upgraded HVAC, wiring, 100A panel, and Lux double-pane windows and doors. Despite a 530 sq ft expansion, the EnergyGuide rating was cut in half, from 294 to 147 GJ/yr (report available). Canyon Meadows has 4 schools from elementary to high, Grade 1-12 within walking distance. Conveniently located near SouthCentre Mall, within walking distance to the Canyon Meadows Golf course and Country Club house, Canyon Meadows Aquatic, 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

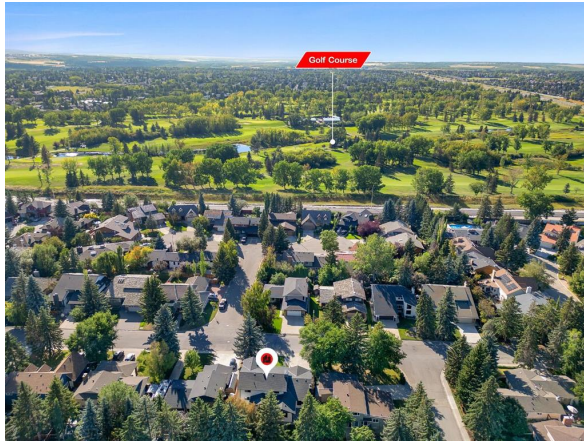












42 Canova Road SW
Addition/Renovation Highlights

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 water conditioning for water tank
 New electrical wiring in the house and a new JBox panel
 New PVC piping and plumbing in the entire house
 New vinyl Siding on the entire house
 2 B. Systems in the new part with Royal Nova of Elite (a gold rated product)
 New bath installation in the entire house
 New A/C System in the entire house
 New drywall in the entire house
 New paint applied to the entire house and 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 feature walls 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 oven on the 2nd floor with 14000 BTU burners
 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 soffits, fascia and corner/edge plates
 New Asphalt shingles on the entire house and shed
 Post lights added in the new walk in areas

INTERIOR
 New Entry Doors and Entries 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 Oak Transition in the family room
 Transition 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 gas or electric stove
 New Gourmet tile kitchen with painted MDF and white oak elements
 A large kitchen island opening over 9ft in length
 Custom Designer Flat & Soft tile used throughout
 Glass Shower glass included in the Master Ensuite and the 2nd floor ensuite
 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 speed and chrome light set
 New 6" high threshold 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 600 gas line
 An outdoor kitchen built with a matching exterior to the home