



THE
A-TEAM

**RE/MAX
FIRST**

72 CANOVA Road, Calgary T2W 2A6

MLS®#: **A2174685** Area: **Canyon Meadows** Listing Date: **10/25/24** List Price: **\$1,000,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **7,362 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,020**
 Low Sqft:
 Ttl Sqft: **2,020**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Low Maintenance Landscape,Underground Sprinklers,Yard Lights,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Lighting,Misting System**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,Granite Counters,No Smoking Home,Quartz Counters,Sauna,Skylight(s),Steam Room,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`10" x 5`8"	Living Room	Main	17`0" x 15`0"
Dining Room	Main	13`10" x 11`10"	Kitchen	Main	13`4" x 13`0"
Family Room	Main	17`4" x 12`10"	Bedroom - Primary	Main	15`6" x 13`0"
5pc Ensuite bath	Main	13`10" x 7`0"	Walk-In Closet	Main	7`8" x 6`4"
Bedroom	Main	11`8" x 9`0"	Bedroom	Main	11`0" x 10`0"
Bedroom	Basement	12`4" x 8`6"	4pc Bathroom	Main	8`8" x 5`0"
Laundry	Main	9`6" x 6`0"	2pc Bathroom	Main	5`10" x 4`6"

Mud Room	Main	5`10" x 4`10"	Game Room	Basement	27`2" x 18`0"
Other	Basement	13`0" x 11`2"	Bedroom	Basement	14`10" x 13`0"
Den	Basement	9`8" x 8`2"	3pc Bathroom	Basement	12`2" x 7`8"
Storage	Basement	8`10" x 6`0"	Furnace/Utility Room	Basement	13`0" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1080LK**

Zoning:
R-CG

Remarks

Pub Rmks: **5 BEDROOMS | 3 1/2 BATHROOMS | BUNGALOW | 3,600 SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | CORNER LOT | ACROSS FROM PARK | Welcome to this stunning family home with over 3,600 sqft of living area in the sought after Canyon Meadows Estates, on a corner lot just across from the park. As you walk into the home you are welcomed into a large foyer showcasing the hickory hardwood floors throughout the main floor. The spacious living area features large windows allowing an abundance of natural light into the room to entertain guests, with the dining room conveniently located a few steps away. The focal point of the home is the chef's kitchen featuring custom cabinetry, granite counters, Subzero fridge, Miele dishwasher, convention oven and microwave speed oven, and Bosch induction cooktop. Opening off the kitchen, you will enjoy the sunken family room with feature skylight, large windows, built in shelving units and natural wood burning fire place. Enjoy cozying up next to the fire place on cold winter nights or take advantage of the access to the back deck for outdoor fires or bbqs. Plenty of room for the family awaits down the hall starting with a Master retreat with walk-in closet and 5-piece ensuite bathroom. The ensuite bathroom has been fully renovated with quartz countertop with dual sinks, soaker tub, walk-in fully tiled large shower and heated floor. The main floor also features two large bedrooms with closets, 2-piece bathroom and convenient laundry room. You will enjoy the additional living space in the basement with the large recreation room with built in shelving units, gorgeous fire place, and wet bar with quartz countertops, perfect for movie nights or entertaining. The basement also includes 2 additional bedrooms, a flex room that can be used as an office or playroom and a luxury 3-piece bathroom equipped with a steam shower and sauna. This home offers it all with an oversized garage with 12.8' ceilings, new central air conditioning (2022), new hot water tank (2022) and amazing yard. The back yard features a low maintenance deck with built-in gas fireplace, custom barbecue enclosure with storage, irrigation and lighting system and feature shed designed as a copy of the home. This home is steps away from schools, parks, playgrounds, tennis courts and a short drive to shopping, dog park and the golf course. This home must be seen to experience all it has to offer! Don't miss out on viewing it today.**

Inclusions:
 Property Listed By: **Shed, TV & Wall Mount Above Fireplace
 RE/MAX First**

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













