



THE
A-TEAM

**RE/MAX
FIRST**

2 CANSO Court, Calgary T2W 3B1

MLS® #: **A2176239** Area: **Canyon Meadows** Listing Date: **10/30/24** List Price: **\$1,149,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **9,074 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,673**
 Low Sqft:
 Ttl Sqft: **2,673**

DOM

22
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Environmental Reserve,Fruit Trees/Shrub(s),Front Yard,Garden,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Open Lot,Other,Private,Treed,Views**
 Park Feat: **Additional Parking,Driveway,Garage Door Opener,Garage Faces Front,Oversized,Plug-In,Secured,Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting,Other,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 17`1"	Kitchen	Main	14`3" x 14`5"
Dining Room	Main	12`7" x 10`11"	Bedroom	Main	10`5" x 14`3"
2pc Bathroom	Main	5`5" x 5`5"	Office	Main	9`11" x 13`2"
Laundry	Main	6`2" x 5`3"	Bonus Room	Upper	15`10" x 12`10"
Bedroom	Upper	12`8" x 19`1"	5pc Ensuite bath	Upper	14`9" x 10`4"

Walk-In Closet
Bedroom
Family Room
3pc Bathroom

Upper 6`6" x 8`11"
Upper 12`1" x 11`9"
Basement 13`10" x 25`4"
Basement 7`7" x 5`11"

Bedroom
4pc Bathroom
Bedroom
Balcony

Legal/Tax/Financial

Upper 10`5" x 14`8"
Upper 5`5" x 8`9"
Basement 18`7" x 10`0"
Upper 4`11" x 12`10"

Title:
Fee Simple
Legal Desc: 0113292

Zoning:
R-CG

Remarks

Pub Rmks: *****Join us for an Open House on Sunday, November 17, from 2-5 PM! Don't miss this opportunity to explore this wonderful property—see you there!*** Welcome to Luxury Living in the desirable Canyon Meadows! Situated in the most prestigious enclave, just steps away from FISH CREEK PARK, this home offers unparalleled luxury and exclusivity. Embark on a journey to find your dream home within this immaculate CORNER LOT, meticulously cared for to maintain its pristine charm. With OVER 3,600 SQFT OF LIVING SPACE, this 5-bedroom, 4-bathroom gem boasts elegance and comfort at every turn. As you arrive, expertly cared-for landscaping by a PROFESSIONAL LANDSCAPING company sets the stage for what's to come. Step inside, and you'll find a CUSTOM-BUILT OPEN FLOOR PLAN that invites you to explore. The gourmet kitchen with GRANITE countertops and STAINLESS STEEL APPLIANCES, is a chef's delight. A walk-in pantry, spacious island, and an inviting eating nook that overlooks the beautiful backyard make this the heart of the home. The main floor offers an inviting family room with 18-FOOT CEILINGS and ample windows that flood the space with NATURAL LIGHT. A cozy FIREPLACE adds warmth on chilly evenings. Additionally, there's a flexible BEDROOM ON THE MAIN FLOOR and the potential to convert a half bathroom into a full bath if desired. As you ascend to the upper floor, the spacious master bedroom awaits, offering stunning MOUNTAIN VIEWS and a luxurious 5-piece ensuite bathroom. Two more generous bedrooms and a HUGE BONUS ROOM grace this level, offering versatility and space. Accessible through the bonus room, a charming BALCONY adds an inviting touch, perfect for relaxing moments. The professionally developed WALK-UP BASEMENT adds even more space to enjoy, with an additional bedroom, a rec room, and plenty of storage. With a TRIPLE GARAGE and a large driveway, you'll have room to park up to 9 vehicles, making this home perfect for those who love to entertain. This incredible home boasts a PRIME LOCATION, just a stroll away from both the breathtaking Fish Creek Park and the prestigious Canyon Meadows Golf and Country Club. Plus, it provides convenient access to Stoney Trail via Anderson Road and offers a quick, stress-free commute to Downtown Calgary. This home truly showcases pride of ownership and is ready for you to make it your own. Don't miss out on this rare gem - it's a 10/10!**

Inclusions: N/A
Property Listed By: Town Residential

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











