



THE
A-TEAM

**RE/MAX
FIRST**

13036 CANSO Place, Calgary T2W 3A8

MLS® #: **A2178353** Area: **Canyon Meadows** Listing Date: **11/08/24** List Price: **\$3,988,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **162,914 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,011**
 Low Sqft:
 Ttl Sqft: **4,011**

DOM

151
Layout
 Beds: **5 (2 3)**
 Baths: **4.5 (4 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Irregular Lot,Landscaped,Underground Sprinklers,Pie Shaped Lot,Private**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Outdoor Kitchen,Private Yard,Storage**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Electric Range,Dishwasher,Dryer,Garage Control(s),Refrigerator,Trash Compactor,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Sauna,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`2" x 7`5"	6pc Bathroom	Main	15`7" x 9`9"
Breakfast Nook	Main	17`10" x 10`9"	Family Room	Main	28`6" x 19`4"
Laundry	Main	15`7" x 7`11"	Office	Main	15`8" x 11`11"
3pc Bathroom	Basement	13`2" x 11`0"	Bedroom	Basement	18`8" x 20`4"
Bedroom	Basement	14`7" x 12`11"	Game Room	Basement	18`1" x 11`1"

Game Room	Basement	18`10" x 24`0"	5pc Ensuite bath	Main	20`3" x 12`0"
Bedroom	Main	18`9" x 12`0"	Dining Room	Main	19`1" x 12`5"
Kitchen	Main	18`1" x 16`3"	Living Room	Main	17`3" x 14`2"
Bedroom - Primary	Main	18`0" x 24`5"	4pc Bathroom	Basement	13`3" x 6`9"
Bedroom	Basement	18`9" x 11`3"	Exercise Room	Basement	18`8" x 22`7"
Game Room	Basement	22`9" x 20`5"	Furnace/Utility Room	Basement	11`8" x 5`10"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1**
 Legal Desc: **7977JK**

Remarks

Pub Rmks: **Nestled on a sprawling 3.73-acre lot, this home offers a perfect blend of luxury and nature, overlooking Fish Creek Park. With six spacious bedrooms and four elegantly remodeled bathrooms, the home boasts a stunning primary suite with its own fireplace, walk-in closet, and a full ensuite bathroom with a second fireplace. Designed for wellness and leisure, the property includes a sauna, workout room, billiard/rec room, and a separate downstairs living area. A unique water wall adds tranquility to the interior. The expansive grounds feature a greenhouse, tool shed, and professional landscaping with fruit trees. Outdoor amenities include an outdoor kitchen and dining area, a two-tiered deck with views of Fish Creek, and an irrigation system. The property is perfect for hosting gatherings, with space for fires, reunions, and family camping. Accessibility is excellent with a long driveway leading to a three-car garage and ample parking. Located just blocks from Canyon Meadows Golf & Country Club, this home combines luxury living with recreational convenience. Wildlife enthusiasts will appreciate frequent visits from native wildlife, viewable from the deck or yard. With newer appliances and meticulous maintenance, this home is a testament to pride of ownership. This home offers a unique opportunity to live in a luxurious, nature-filled setting, perfect for those seeking elegance and comfort. Call your realtor today to book your private showing!**

Inclusions: **Wall Safe in Bedroom Closet**
 Property Listed By: **eXp Realty**

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











