



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**

Finished Floor Area

Abv Sqft: **3,841**

Low Sqft:

Ttl Sqft: **3,841**

DOM

**75**

Layout

Beds: **5 (2 3 )**

Baths: **4.5 (4 1)**

Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **162,914 sqft**

Lot Shape:

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

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

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**





















