

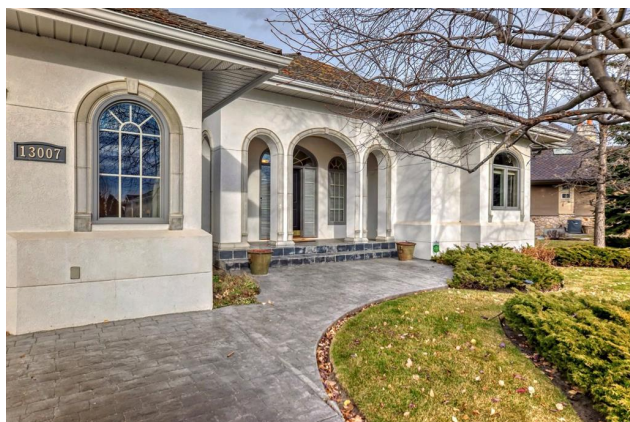


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13007 CANSO Place, Calgary T2W 3A8**

MLS®#: **A2178812**      Area: **Canyon Meadows**      Listing Date: **11/14/24**      List Price: **\$2,199,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **13,562 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,524**  
 Low Sqft:  
 Ttl Sqft: **2,524**

DOM

**37**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **3.0 (2 2)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,No Neighbours Behind,Landscaped,Square Shaped Lot,On Golf Course,Secluded,Treed**  
 Park Feat: **Garage Door Opener,Garage Faces Front,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Awning(s),BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Garburator,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Kitchen Island,Pantry,Skylight(s),Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>15`7" x 9`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`6" x 13`0"</b>
<b>Den</b>	<b>Main</b>	<b>15`3" x 13`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`2" x 11`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>17`4" x 11`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>22`9" x 15`11"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`8" x 24`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>7`3" x 2`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>20`4" x 13`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>10`8" x 8`9"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`8" x 5`8"</b>

**Family Room**  
**Bedroom**  
**Bedroom**  
**Flex Space**  
**Furnace/Utility Room**

**Lower**  
**Lower**  
**Lower**  
**Lower**  
**Lower**

**17`10" x 14`11"**  
**12`8" x 12`6"**  
**13`4" x 10`5"**  
**23`11" x 20`9"**  
**10`5" x 8`1"**

**Game Room**  
**2pc Ensuite bath**  
**3pc Bathroom**  
**Cold Room/Cellar**

**Lower**  
**Lower**  
**Lower**  
**Lower**

**26`9" x 15`4"**  
**5`0" x 4`7"**  
**9`5" x 9`0"**  
**8`7" x 6`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **9511585**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this Stunning, Private Bungalow located on the ridge backing onto the Canyon Meadows Golf & Country Club and overlooking Fish Creek Park. With over 4,900 sq. ft. of custom-built luxury, this home is the perfect blend of elegance and comfort, where attention to detail is evident throughout. Expansive windows flood the interior with natural light, showcasing the gleaming hardwood floors and a formal living room complete with soaring coffered ceilings and a cozy fireplace. The open-concept layout flows seamlessly into the dining area, which is enhanced by a convenient wet bar and built-in storage. The gourmet kitchen is a chef's dream, featuring high-end appliances, abundant cabinetry, and a spacious pantry—ideal for both casual family meals and formal entertaining. Start your mornings in the bright breakfast nook, or step out onto the wrap-around deck to take in breathtaking views of the Golf Course and the Rocky Mountains. The primary bedroom is a serene retreat, featuring its own fireplace, a walk-in closet, and a luxurious spa-like ensuite. Additional features on the main floor include a well-equipped laundry room, a mudroom, and a quiet den that's perfect for working from home. The walk-out lower level offers a generous recreational room with a triple-sided fireplace, a comfortable family room, a wet bar, a wine room, and two additional bedrooms—each providing privacy and comfort for guests. Step outside to the beautifully landscaped backyard with mature trees and a peaceful outdoor sanctuary. Whether you're soaking in the sunken hot tub or enjoying evenings with family and friends, this home is designed for year-round enjoyment. Completing the property is a spacious triple-car garage, with convenient access to Fish Creek Park, Golf, shopping, and other nearby amenities.**

Inclusions:  
Property Listed By: **Hot Tub, Awning  
CIR Realty**

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











