



THE
A-TEAM

**RE/MAX
FIRST**

42 CANOVA Road, Calgary T2W 2G3

MLS®#: **A2179747** Area: **Canyon Meadows** Listing Date: **11/18/24** List Price: **\$1,825,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 10-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **7,620 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,947**
 Low Sqft:
 Ttl Sqft: **2,947**

DOM

33
Layout
 Beds: **6 (5 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Private,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Garden,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Recreation Facilities,See Remarks,Soaking Tub,Storage,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 5`6"
Bedroom	Main	11`5" x 10`6"
Family Room	Main	10`9" x 16`0"
Kitchen	Main	23`9" x 17`2"
Mud Room	Main	13`6" x 11`0"
4pc Bathroom	Upper	5`0" x 8`6"

Room	Level	Dimensions
3pc Bathroom	Main	7`8" x 5`0"
Dining Room	Main	9`5" x 12`4"
Foyer	Main	13`5" x 12`9"
Living Room	Main	15`8" x 12`1"
Bedroom	Main	11`5" x 15`5"
5pc Ensuite bath	Upper	11`6" x 17`4"

Bedroom Upper 13`2" x 12`0"
Bedroom - Primary Upper 13`6" x 14`8"
Loft Upper 10`1" x 12`0"
Other Basement 13`1" x 10`3"
Media Room Basement 12`10" x 14`9"
Furnace/Utility Room Basement 12`10" x 25`4"

Bedroom Upper 10`0" x 12`5"
Laundry Upper 7`6" x 8`4"
4pc Bathroom Basement
Bedroom Basement 12`10" x 10`3"
Game Room Basement 18`8" x 25`3"

Legal/Tax/Financial

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

Zoning:
R-CG

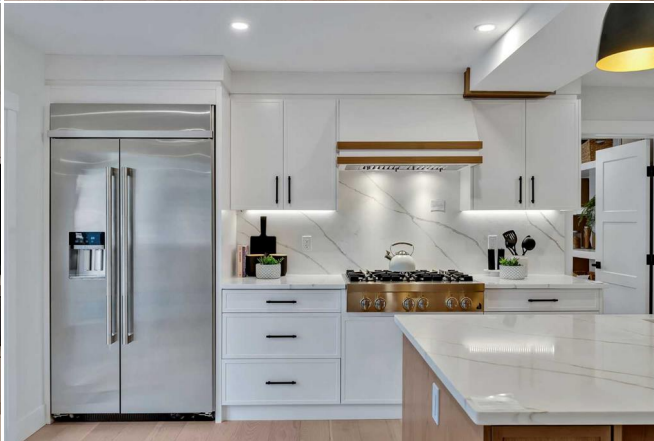
Remarks

Pub Rmks: **RARE FULL GUT RENOVATION 2-STOREY HOME IN CANYON MEADOWS ESTATES ON A QUIET STREET | HOUSE TAKEN DOWN TO THE STUDS | PROFESSIONALLY RENOVATED WITH ALL CITY PERMITS /INSPECTIONS | 535 SQ. FT. ADDITION | ENERGY-EFFICIENT HOME | ENER GUIDE RATING REDUCED IN HALF | OVERSIZED KITCHEN | PREP KITCHEN | DESIGNER WET BAR | THEATRE ROOM | ALL NEW LUX WINDOWS & DOORS | ALL NEW ELECTRICAL | ALL NEW PLUMBING | ALL NEW HVAC/DUCTWORK | 2 NEW FURNACES | ON DEMAND HOT WATER TANK | ALL NEW INSULATION | ALL NEW DRYWALL | 2LB SPRAY FOAM EXTENSIVELY USED | ENGINEERED HARDWOOD FLOORING | DELTA & GERBER FAUCETS | OPEN CONCEPT MAIN FLOOR | CUSTOM TILES | DESIGNER MUDROOM & POWDER ROOM | WHITE OAK & MDF CABINetry | QUARTZ COUNTERTOPS | JENN AIR APPLIANCES | NEW HARDIE SIDING| NEW ROOFING | ATTACHED GARAGE C/W AN EPOXY FLOOR | NEW FENCING | FULLY LANDSCAPED | LARGE REAR DECK | WIRED FOR SECURY CAMERAS | NESTLED UNDER MATURE TREES |TURN-KEY QUICK POSSESSION | Welcome to this CUSTOM DESIGNED LUXURY home featuring NEAR 4000 sq. ft. on all 3 levels. This is a ONE-OF-A-KIND home with 1836 sq. ft. on the MAIN FLOOR with 2 LIVING spaces, 2 KITCHEN areas, 1 BEDROOM, 1 OFFICE & 1.5 BATHS. Every SQUARE INCH of this home is METICULOUSLY designed to MAXIMIZE the home's potential. Step inside to find an OPEN-CONCEPT main floor plan enhanced by ENGINEERED HARDWOOD flooring, POT LIGHTS & HIGH-END light fixtures. The GOURMET style kitchen is STRAIGHT OUT of a magazine with JENN-AIR appliances, a large 9.5ft ISLAND, & QUARTZ countertops/backsplash. The PREP kitchen/pantry adds functionality & storage & ROUGH-IN for a stove. Upstairs, you'll find 3 GENERIOUSLY SIZED BEDROOMS, each providing ample SPACE & FUNCTIONALITY and a BONUS room with a striking FEATURE wall. The owner's suite boasts DESIGNER WALLPAPER & HIS/HER walk-in closets. The 5-piece ensuite is a LUXURY RETREAT with an OVERSIZED shower & HEATED TILE flooring. Custom BUILT-IN CLOSETS are used throughout the home. Each bathroom offers DIFFERENT DESIGNER TILES, premium FAUCETS & FULL HEIGHT vanity mirrors. The new exterior is a MODERN FARMHOUSE style. The FRONT PORCH is finished with a durable RUBBER coating, and SAGIPER PVC soffit. The attached garage c/w a NEW 8-ft high overhead garage door. This ECO-FRIENDLY home c/w ALL HIGH-EFFICIENT appliances, R-50 ATTIC insulation, SOUNDPROOFED walls & floors. CANYON MEADOWS ESTATES offers 4 schools within walking distance, a GOLF COURSE/Country Club house, TENNIS COURTS and its own AQUATIC FACILITY. Book a showing to see for yourself!**

Inclusions:
 Property Listed By: **N/A**
Executive Real Estate Services

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











42 Canova Road SW Addition/Renovation Highlights	
<p>OVERALL</p> <ul style="list-style-type: none"> Full renovation down to the studs As-built of over 300 square feet added on the Main & 2nd floor 50 Year concrete floor pour created with engineered beams All energy-efficient fixtures 2 New 50k BTU high-efficiency VCRB gas furnaces New installed white measurements for master walk New electrical wiring in the house and a new 300A panel New PVC piping and plumbing in the entire house New HVAC ductwork in the entire house 2 1/2 story fire exit with Royal Natural Fire (a steel-reinforced concrete) New best insulation in the entire house New 1/2" Gypsum board installed in the attic New 20-year-old to the entire house Home is insured for total of 2 new security cameras Home is fully insured by the City of Calgary for all the renovation labor work <p>ARCHITECTURAL</p> <ul style="list-style-type: none"> New architectural exterior design New custom chimney above the attached garage roof New custom design to create privacy in the outdoor New interior stairs finished with engineered hardwood flooring Multiple custom feature walls throughout the entire residence A rubber coating finish applied to the entire front porch and patio area New suite of the art 30W A&L appliances in the new gourmet kitchen New 10-year warranty on the 2nd floor with 1400 sq ft of space New high-end 30-year countertops with custom full slab back splash <p>EXTERIOR</p> <ul style="list-style-type: none"> New Double-pane Metal-Clad Energy Efficient windows by Lux window New double board siding and vertical accent board panels New smart door, door and emergency glass New Alphabet lighting on the entire house and deck Per light added in the new coffee area 	<p>INTERIOR</p> <ul style="list-style-type: none"> New Delta faucets and fixtures throughout the entire house with a thoughtful brass finish Custom White oak shelving throughout the house Custom high end light fixtures added throughout the residence New 2" wide engineered hardwood in the Master Ensuite New 2" wide engineered hardwood in the main living area on all 3 floor levels New Newbury Electric finished in the living room, a Continental Oak finished in the family room, and insulation added for sound proofing in the main and 2nd floor space New custom tile work in all the bathrooms Custom built MDF closets and shelves throughout the house Custom design and layout in the home Handed the Robotics in the Master ensuite with a well-insulated 6mm thermal barrier New Prox 300 with a potential for future rough-in for a gas or electric stove New Corian oak kitchen with painted MDF and White oak cabinets A large 50-inch island spanning over 30' in length Custom Designer floor in 2nd floor and throughout 30-year Designer glass installed in the Master Ensuite and the Main floor shower Custom under-cabinet lighting throughout the home New White oak ceiling with custom handcrafted spindles Painted ceiling finish with White oak exposed beams <p>ATTACHED GARAGE</p> <ul style="list-style-type: none"> Attached garage comes with an 8-pane coated floor New 20-year-old and smoke tight seal New 8" High finished garage door installed New left side door mount garage door opener installed <p>LANDSCAPING</p> <ul style="list-style-type: none"> New sod, plants, & sidewalk stones A landscape and Prox area New wood fencing around the entire property for privacy and security New concrete deck with a 1400 sq ft deck An outdoor wooden deck with a matching exterior to the home

