



THE
A-TEAM

**RE/MAX
FIRST**

42 CANOVA Road, Calgary T2W 2G3

MLS®#: **A2184349**

Area: **Canyon Meadows**

Listing Date: **01/07/25**

List Price: **\$1,825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar: **708 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,947**

Low Sqft:

Ttl Sqft: **2,947**

DOM

25

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

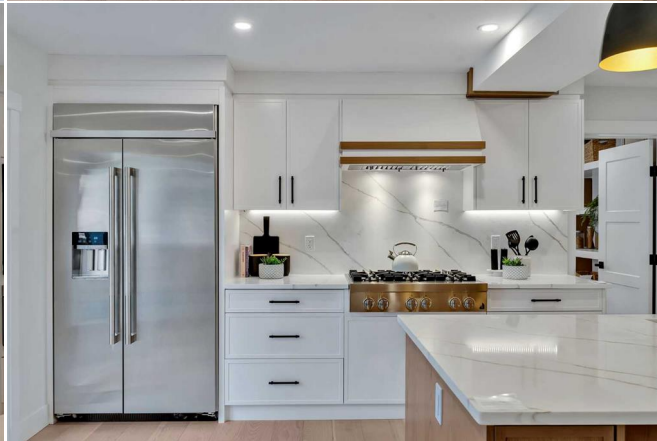
Remarks

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 CABINERY | 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 Installation of over 300 square feet of white oak on the Main & 2nd floor 50 Year concrete floor pour completed 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 car lift in the rear with Royal Normal 4 (in 1000lb rated capacity) New best insulation in the entire house New 1/2" Gypsum board installed in the attic New 10' wall in the entire house Recessed lighting for overall 24 new security cameras Recessed lighting for the 2nd floor of the garage 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 Douglas fir timber trusses in the exterior 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 set of the art 20th Art applications in the new garage (MDF) New 10'x10' laundry room on the 2nd floor with 1400lb capacity New light grey 20th century 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 the entire window New double board siding and vertical cedar board panels New 20th cent. Oak and aluminum grill New Alphabet lighting on the entire house and shed 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 chrome/brass finish Custom White oak shelving throughout the house Custom high end light fixtures added throughout the residence New 2nd floor custom chef drawer in the Master Enclave New 2nd floor engineered hardwood in the main living area on all 3 floor levels New Newbury Electric finished in the living room, a Continental Oak finish 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 tile and grout in the main Harvest the Bottom in the Master Enclave with a well integrated trim treatment New Prox kitchen with a potential for future rough-in for a gas cooktop stove New Corian oak kitchen with painted MDF and White oak cabinets A large 50'x40' island spanning over 30' in length Custom Douglas fir floor in the 2nd floor throughout 30'x30' shower glass installed in the Master Enclave and the Main floor shower Custom undercabinet lighting throughout the home New White oak ceiling with custom hardware finishes Painted ceiling finish with White oak exposed beams <p>ATTACHED GARAGE</p> <ul style="list-style-type: none"> Attached garage comes with an 8'x10'x10' lift floor New 10'x10' and 10'x10' light and 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 10'x10'x10' Prox area New wood fencing around the entire property for privacy and security New concrete deck with a 10'x10' area An outdoor wooden shed with a matching exterior to the home

