

\$1,179,000 - 107 Canata Close Sw, Calgary

MLS® #A2072677

\$1,179,000

4 Bedroom, 3.00 Bathroom, 2,364 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this fully renovated home in Canyon Meadows Estates. With over 3800 square feet of living space, this 4-bedroom family home has everything you've been looking for. Located on a quiet street, across from a greenspace, you'll be immediately welcomed by the sunny grand foyer, with lots of storage and access to the double attached garage. The main living space features soaring vaulted ceilings, open concept kitchen with Kitch cabinets, quartz counter-tops, stainless-steel appliances and lots of natural light. The main floor laundry is a showstopper, with quartz countertop, sink and tile backspalsh. This level also features a gorgeous three-piece bathroom, bedroom, office, and sunroom with access to the backyard. The upper level has three bedrooms up, including the primary with ensuite, two additional bedrooms and five-piece bath. All three bathrooms in the home feature custom tile work, in-floor heating systems by Schluter including lcd touchscreens. There is also in-floor heating in the front entry and laundry room. The basement is fully developed with a large rec room, kids play area, gym and lots of storage. With too many renovations to list (see supplements), here are some of the highlights: NEW windows (triple pane low-e from Plygem), skylights, and doors, NEW spray foam insulation, r-50 blown in home and garage, upgraded electrical panel and wiring, new plumbing, 7• engineered English white



oak flooring, Kitch cabinetry in laundry, front entry, bar and kitchen, quartz counters in laundry, front entry and kitchen, NEW high efficient dual stage furnace, smart Wi-Fi controlled switches, NEW power vented hot water tank, energy efficient LED lighting, new fencing and 700sqft wrap around deck, NEW concrete driveway and path and new aluminum eaves and soffits. This home is a must see, with every detail considered!

Built in 1971

Essential Information

MLS® #	A2072677
Price	\$1,179,000
Sold Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,364
Acres	0.20
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	107 Canata Close Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1P8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2023
Date Sold	November 17th, 2023
Days on Market	99
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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