

\$745,000 - 8 Canova Road Sw, Calgary

MLS® #A2115952

\$745,000

4 Bedroom, 3.00 Bathroom, 1,964 sqft

Residential on 0.16 Acres

Canyon Meadows, Calgary, Alberta

Welcome to your charming family retreat nestled in the serene nature community of Canyon Meadows! This delightful home offers the perfect blend of comfort, functionality, and natural beauty, boasting just under 3000 sqft of total living quarters.

As you arrive, you'll be greeted by the inviting curb appeal of this residence, showcasing a double attached garage ensuring ample parking space for your family and guests.

Step inside to discover a spacious layout featuring 4 bedrooms and 3 full baths, providing ample room for the entire family to spread out and enjoy. The main floor offers a versatile den/office space, ideal for those who work remotely or need a quiet area to focus.

Original hardwood flooring throughout adds a touch of timeless elegance, complemented by the warmth and ambiance of two fireplaces, perfect for cozy evenings spent with loved ones.

The heart of the home lies in the large kitchen, where you can whip up delicious meals while enjoying views of the lush surroundings through expansive windows.

The finished lower level adds to the allure of this property, offering a versatile recreation room ideal for family gatherings or entertaining guests. Additionally, an extra bedroom on this



level provides flexibility for guests or a home office.

Outside, the enchanting natural landscape of Canyon Meadows beckons you to explore and unwind amidst the tranquil surroundings. Step out onto the deck and take in the panoramic views of the large yard, perfect for outdoor activities and gatherings.

Don't miss out on the chance to make this delightful family home your own retreat in the wonderful community of Canyon Meadows. Schedule your showing today and experience the perfect blend of comfort and nature!

Built in 1973

Essential Information

MLS® #	A2115952
Price	\$745,000
Sold Price	\$745,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,964
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8 Canova Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2G3

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 10th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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