

\$1,375,000 - 210 Canova Close Sw, Calgary

MLS® #A2126256

\$1,375,000

5 Bedroom, 4.00 Bathroom, 3,183 sqft

Residential on 0.18 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this stunning 2-story home nestled beside Fish Creek Park in Canyon Meadows Estates. This exquisite home stands out with its newer construction from 1989, offering superior construction featuring 9ft ceilings, 2x6 framing and enhanced electrical, insulation, and plumbing systems, ensuring improved efficiency and safety compared to the average homes in the area. As you step onto the luxurious 9 1/2" wide luxury vinyl plank flooring inside you are greeted by a grand entry featuring a soaring cathedral ceiling. The main floor displays a spacious front living room, illuminated by the warmth of a custom 2-sided wood burning fireplace that is also enjoyed by family room adjacent to the timeless kitchen, showcasing high-quality ceiling-height cabinetry, built-in bench seating for the ideal breakfast nook, centre island with prep sink and garburator, black pearl granite countertops, stainless-steel appliances including a Subzero refrigerator, Bosch dishwasher, Gas cooktop, double wall oven, built-in microwave, corner pantry and coffee bar. The elegant private dining room features bevelled glass French doors, custom estate baseboards, and crown mouldings, creating the perfect setting for intimate dinners. The home offers a spacious main floor office/library, complete with a custom pale oak desk system, large built-in shelving and views of mature foliage in backyard. The office also has already upgraded to fibre-optic for your convenience. The main floor is completed with



a renovated powder room, ample storage, and large windows to let in the beautiful surroundings. Venture upstairs to discover four spacious bedrooms, including a luxurious primary bedroom suite with dual closets and a well designed 5-piece ensuite bathroom fully renovated to include a fully tiled step-in shower, free-standing soaker tub, dual vanity with touch-enabled light-up mirrors, abundance of windows finished with in-floor heating. Convenient second floor laundry with bonus hobby space. All other bathrooms in the home have been meticulously renovated with new fixtures and granite countertops. The lower level of this home is fully developed, featuring high ceilings, large living space, wine cellar, renovated bathroom, and enough storage for any family. The oversized garage includes a workshop with the potential for a car lift, providing ample storage and workspace for all your projects. At the garage entrance, you have a mudroom equipped with a sink and storage cabinets. Outside, the home is equally impressive, relax and unwind on the cedar deck with fireplace feature or enjoy a soothing soak in the hot tub, surrounded by the tranquil ambiance of the meticulously maintained gardens. Additional features include 2 air conditioning units, humidifier, central vac system, humidifier, water conditioner, 6-zone underground sprinkler system, and is prewired for a sauna in the basement. This home truly embodies luxury living at its finest.

Built in 1989

Essential Information

MLS® #	A2126256
Price	\$1,375,000
Sold Price	\$1,310,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,183
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	210 Canova Close Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A6

Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Faces Front, On Street, Oversized, See Remarks, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Refrigerator, Washer, Water Conditioner, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Glass Doors, Living Room, Mantle, Other, Raised Hearth, See Remarks, Tile, Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Lighting, Other, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, Level, Street Lighting, Native Plants, Underground Sprinklers, Other, Private, Rectangular Lot, See Remarks, Treed

Roof Cedar Shake, Shingle

Construction Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2024

Date Sold June 6th, 2024

Days on Market 28

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.