

\$1,249,000 - 28 Canova Road Sw, Calgary

MLS® #A2126799

\$1,249,000

4 Bedroom, 4.00 Bathroom, 2,893 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Just a Pathway to Fish Creek Park, golf, shopping, schools transportation community centre and so much more. This home oozes family love with the huge landscaped yard with water features, mature trees, deck, patio and most of all privacy. Let's take a tour of this truly wonderful home with over 4300 sq. ft of developed living space. As you pull up to this home you will notice the Fantastic Brick and cedar exterior, with 5 year old roof, new windows, patio doors on the main and upper levels plus the over sized double attached garage 28' x 23'. The renovations on the property are endless and top quality. Walking through the front door you are greeted with an open foyer with your eyes being drawn to the bright open stairway, with dining room to the left and living room to the right. All with stunning hardwood and tiled floors, beautiful ceilings and exquisite finishing such as crown mouldings, all door casings, base boards, new paint throughout along with so much more. Wait till you actually go into the large dining room with an amazing built in cabinetry with unbelievable pullout drawers and cupboards for easy storage. From the dining room or the front foyer you can access your breath taking Gourmet Kitchen which is every Chef's dream with subzero fridge, 48" gas Wolfe Range, built in dishwasher, Wolfe built in warming drawer, built in wine/beverage fridge, all cascaded white custom cabinetry with more storage that you could even imagine along with the most convenient pull outs. The marble Island and



counter tops flow over all ares of the kitchen a must to see. A few steps from the Kitchen you have a large family room to keep everyone together and participating in the meal preparation and family time . (this is where you put your phone away and enjoy your family face to face time). As you move to the upper level you will find your additional bonus area for more quiet time after a long day with custom built in bookcase and entertainment centre, read or watch a movie or just bask in the quiet. From there you can take steps to your Huge Primary bedroom when you want to call it a day. this room has tons of space for a quiet sitting area and so much more. You will enjoy walking to step into your custom spa like ensuite c/w double sink vanity and large walk in shower and radiant warm floors and towel bar warmer. then step into your custom built walk in closet to choose your ward robe for the day! (FYI You also have a tV built into the mirror so you can get ahead of the morning traffic.) Let's keep the tour going you will find to additional large bedrooms along with double closets Plus a 5 pce luxury main bath rood also with double vanity's and towel bar warmers and radiant heated floor. This home on the two upper levels have been custom renovated, even the lower level is a warm modernized space with so much opportunity.

Built in 1975

Essential Information

MLS® #	A2126799
Price	\$1,249,000
Sold Price	\$1,240,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,893

Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Canova Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2G3

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer, Wine Refrigerator
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Family Room, Gas Log, Living Room, Mantle, Recreation Room, See Remarks, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Other, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Level, Rectangular Lot, See Remarks, Treed, Waterfall
Roof	Asphalt Shingle

Construction	Brick, Cedar, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 27th, 2024
Date Sold	June 5th, 2024
Days on Market	39
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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