

\$2,799,000 - 12808 Canso Crescent Sw, Calgary

MLS® #A2152528

\$2,799,000

4 Bedroom, 5.00 Bathroom, 3,436 sqft

Residential on 0.25 Acres

Canyon Meadows, Calgary, Alberta

Rare opportunity to own a BRAND NEW luxurious designer home in Canyon Meadows Estates that is move in ready for immediate occupancy. An exquisite residence nestled atop the ridge at Fish Creek Park, commanding breathtaking views of the Park for an amazing 4 season experience. This stunning home is the apex of luxury living designed with exceptional and sophisticated taste that will be sure to leave a lasting impression. One of the most anticipated homes to come to market this executive home stands out from all the rest and offers an amazing location, over 4,800 square feet of total living space, 4 bedrooms, 4.5 bathrooms, a fully finished walk-out basement, an oversized south facing estate pie lot, mammoth TRIPLE car garage for the car aficionado giving you a fantastic space for all your toys. The Exterior with a modern Hardie + Stone exterior and thoughtful open concept layout introduces you to the amazing build quality of your new home, large triple pane windows, Hydronic heating throughout, LVP floors, spectacular living space with vaulted ceilings, central air conditioning, classic wood beam details, soothing gas fireplace, expansive black trimmed windows with unparalleled views of Fish Creek Park, formal dining room, front office with glass entry, a powder room with high end custom tile, large mudroom and access to your impressive garage with Hydronic heating. The professional chef-style kitchen will impress



with high end built-in fridge/freezer, professional gas burner range with pot filler, quartz countertops, an oversized waterfall island, custom cabinets, butler's pantry with spare fridge features extra storage, sink and a walk-in pantry. Next to the living area enjoy an additional bar area to entertain guests. Outdoor living space includes a mammoth covered patio with fireplace, vinyl decking with glass railing, and the covered BBQ area to enjoy many nights with friends and family. An elegant staircase leads to the a bonus room with den, the primary bedroom retreat features a large, oversized walk-in closet, heated ensuite floors, a fully tiled walk-in curb-less shower, two separate vanities, a private water closet, a freestanding soaker tub and access to your balcony with amazing views. Each of the secondary bedrooms has an ensuite and a walk-in closet and laundry room complete the second level. The fully developed walkout basement creates spacious media and games rooms with in-floor heat, 9â€™™ ceilings, a full wet bar with a wine fridge, quartz counters, 4th bedroom, a full bathroom, and a home gym. This stunning new home has everything on your wish list plus an UNBEATABLE LOCATION within an extremely family-oriented neighbourhood and includes great schools, parks, tennis courts, golf course and much more all within walking distance! Truly a rare opportunity to own a brand new home in a location that will be your forever home! A must to see and own. Call today to view!

Built in 2024

Essential Information

MLS® #	A2152528
Price	\$2,799,000
Sold Price	\$2,700,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,436
Acres	0.25
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12808 Canso Crescent Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3A8

Amenities

Parking Spaces	8
Parking	Triple Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Built-in Features, Chandelier, Stone Counters, Dry Bar, High Ceilings, Low Flow Plumbing Fixtures, Natural Woodwork, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Freezer, Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Wine Refrigerator
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Lighting, Private Entrance, RV Hookup, Storage
Lot Description	Landscaped, Pie Shaped Lot, Backs on to Park/Green Space, Back Yard, Creek/River/Stream/Pond, Environmental Reserve, Few Trees, Front Yard, Greenbelt, Lawn, Level, Many Trees, No Neighbours Behind, Private, Secluded, Sloped Down, Street Lighting, Underground Sprinklers, Views, Wooded, Yard Drainage
Roof	Asphalt Shingle
Construction	Stone, Composite Siding, Concrete, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	October 7th, 2024
Days on Market	74
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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