

# \$1,000,000 - 72 Canova Road Sw, Calgary

MLS® #A2174685

**\$1,000,000**

5 Bedroom, 4.00 Bathroom, 2,021 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

5 BEDROOMS | 3 1/2 BATHROOMS |  
BUNGALOW | 3,600 SQFT OF LIVING  
SPACE | DOUBLE ATTACHED GARAGE |  
CORNER LOT | ACROSS FROM PARK |

Welcome to this stunning family home with over 3,600 sqft of living area in the sought after Canyon Meadows Estates, on a corner lot just across from the park. As you walk into the home you are welcomed into a large foyer showcasing the hickory hardwood floors throughout the main floor. The spacious living area features large windows allowing an abundance of natural light into the room to entertain guests, with the dining room conveniently located a few steps away. The focal point of the home is the chef's kitchen featuring custom cabinetry, granite counters, Subzero fridge, Miele dishwasher, convention oven and microwave speed oven, and Bosch induction cooktop. Opening off the kitchen, you will enjoy the sunken family room with feature skylight, large windows, built in shelving units and natural wood burning fire place. Enjoy cozying up next to the fire place on cold winter nights or take advantage of the access to the back deck for outdoor fires or bbqs. Plenty of room for the family awaits down the hall starting with a Master retreat with walk-in closet and 5-piece ensuite bathroom. The ensuite bathroom has been fully renovated with quartz countertop with dual sinks, soaker tub, walk-in fully tiled large shower and heated floor. The main floor also features two large bedrooms with closets,



2-piece bathroom and convenient laundry room. You will enjoy the additional living space in the basement with the large recreation room with built in shelving units, gorgeous fire place, and wet bar with quartz countertops, perfect for movie nights or entertaining. The basement also includes 2 additional bedrooms, a flex room that can be used as an office or playroom and a luxury 3-piece bathroom equipped with a steam shower and sauna. This home offers it all with an oversized garage with 12.8' ceilings, new central air conditioning (2022), new hot water tank (2022) and amazing yard. The back yard features a low maintenance deck with built-in gas fireplace, custom barbecue enclosure with storage, irrigation and lighting system and feature shed designed as a copy of the home. This home is steps away from schools, parks, playgrounds, tennis courts and a short drive to shopping, dog park and the golf course. This home must been seen to experience all it has to offer! Don't miss out on viewing it today.

Built in 1974

### **Essential Information**

MLS® #	A2174685
Price	\$1,000,000
Sold Price	\$1,108,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	72 Canova Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2A6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Quartz Counters, Sauna, Skylight(s), Steam Room, Wet Bar, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Washer, Window Coverings, Central Air Conditioner, Built-In Refrigerator, Garage Control(s), Induction Cooktop, Microwave
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	21
Fireplaces	Wood Burning, Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Misting System
Lot Description	Back Yard, Lawn, Treed, Corner Lot, Low Maintenance Landscape, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 25th, 2024
Date Sold	November 4th, 2024
Days on Market	10
Zoning	R-CG

HOA Fees                    0.00

**Listing Details**

Listing Office              RE/MAX First

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