

780-296-5892 sellwiththeresa@gmail.com

13036 Canso Place SW Calgary, Alberta

MLS # A2178353



\$3,988,888

Division:	Canyon Meadows					
Туре:	Residential/House					
Style:	Acreage with Residence, Bungalow					
Size:	4,011 sq.ft.	Age:	1978 (47 yrs old)			
Beds:	5	Baths:	4 full / 1 half			
Garage:	Triple Garage Attached					
Lot Size:	3.74 Acres					
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Irregu					

Floors: Carpet, Ceramic Tile Sewer: - Roof: Clay Tile Condo Fee: - Basement: Finished, Full LLD: - Exterior: Brick, Wood Frame Zoning: R-C1 Foundation: Poured Concrete Utilities: -	Forced Air, Natural Gas	Water:	-	
Basement: Finished, Full LLD: - Exterior: Brick, Wood Frame Zoning: R-C1	Carpet, Ceramic Tile	Sewer:	-	
Exterior: Brick, Wood Frame Zoning: R-C1	Clay Tile	Condo Fee:	-	
	Finished, Full	LLD:	-	
Foundation: Poured Concrete Utilities: -	Brick, Wood Frame	Zoning:	R-C1	
	Poured Concrete	Utilities:	-	
Features: Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Counters, Marchael Counte	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Closet(s)			
Features:		Carpet, Ceramic Tile Clay Tile Finished, Full Brick, Wood Frame Poured Concrete	Carpet, Ceramic Tile Clay Tile Condo Fee: Finished, Full Brick, Wood Frame Poured Concrete Sewer: Condo Fee: LLD: Zoning: Utilities:	

Inclusions: Wall Safe in Bedroom Closet

Nestled on a sprawling 3.73-acre lot, this home offers a perfect blend of luxury and nature, overlooking Fish Creek Park. With five spacious bedrooms and four elegantly remodeled bathrooms, the home boasts a stunning primary suite with its own fireplace, walk-in closet, and a full ensuite bathroom with a second fireplace. Designed for wellness and leisure, the property includes a sauna, workout room, billiard/rec room, and a separate downstairs living area. A unique water wall adds tranquility to the interior. The expansive grounds feature a greenhouse, tool shed, and professional landscaping with fruit trees. Outdoor amenities include an outdoor kitchen and dining area, a two-tiered deck with views of Fish Creek, and an irrigation system. The property is perfect for hosting gatherings, with space for fires, reunions, and family camping. Accessibility is excellent with a long driveway leading to a three-car garage and ample parking. Located just blocks from Canyon Meadows Golf & Country Club, this home combines luxury living with recreational convenience. Wildlife enthusiasts will appreciate frequent visits from native wildlife, viewable from the deck or yard. With newer appliances and meticulous maintenance, this home is a testament to pride of ownership. This home offers a unique opportunity to live in a luxurious, nature-filled setting, perfect for those seeking elegance and comfort. Call your realtor today to book your private showing!