



**GRASSROOTS**

REALTY GROUP

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**39 Canova Close SW  
Calgary, Alberta**

**MLS # A2315712**



**\$995,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,481 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Street Lighting, Trees		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Hot Tub "As-Is"

Located on a premium west-facing pie lot in one of Canyon Meadows Estates' most sought-after cul-de-sacs, this beautifully renovated estate home offers 3,307 sq. ft. of developed living space, exceptional privacy, and stunning sunset views. Lovingly maintained and thoughtfully updated over the years, the home strikes the perfect balance between elegant design and comfortable everyday living. Extensively renovated by Calgary's renowned luxury renovator, Ultimate Renovations, the home showcases quality craftsmanship throughout. Rich hardwood flooring, flat ceilings, oversized windows, and timeless finishes create a warm and inviting atmosphere filled with natural light. The heart of the home is the beautifully updated kitchen, featuring granite countertops, stainless steel appliances, under-cabinet lighting, and ample cabinetry. It opens seamlessly to the welcoming sunken family room, where a striking stone wood-burning fireplace creates the perfect place to gather with family and friends. Large windows bring the outdoors in and overlook the private backyard, making entertaining effortless year-round. Upstairs, you'll find three spacious bedrooms, including a stunning primary retreat with views of Canyon Meadows Golf & Country Club and the Rocky Mountains. Complete with a walk-in closet, cozy reading nook with electric fireplace, and a spa-inspired ensuite featuring a soaker tub and custom tile shower, it's a space designed for relaxation. The fully developed basement adds valuable living space with a large recreation room, oversized guest bedroom, and renovated bathroom. Notable upgrades include triple-pane windows (2014), two high-efficiency furnaces (2018), central air conditioning (2023), fresh interior paint (2024), rebuilt front deck and fencing (2020), and a BBQ gas line. Set on one of the largest lots in Canyon Meadows Estates, this

exceptional property offers a rare combination of space, privacy and quality renovations!