



**GRASSROOTS**  
REALTY GROUP

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**111 Canata Close SW**  
**Calgary, Alberta**

**MLS # A2329814**



**\$1,299,998**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 2,289 sq.ft.                                                                | <b>Age:</b>   | 1969 (57 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                      |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn |               |                   |

|                    |                                                                                                                                                      |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Other, Tile                                                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Other, Wood Frame                                                                                                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                  |                   |      |

A head-to-toe professional renovation on one of the quietest streets in Canyon Meadows, this 4 bedroom, 3.5 bathroom 2 storey home has been completely transformed into a stunning modern family home where every detail feels intentional. Set on an oversized lot with room for 6+ vehicles, this is the kind of property that rarely becomes available, all finished in an elevated design that upscale buyers are searching for. From the moment you arrive, the curb appeal is unforgettable. The simple white exterior, dramatic black-framed windows, exposed aggregate driveway, and clean architectural lines create a striking first impression that feels timeless rather than trendy. Inside, warm wood tones, layered lighting, wide-plank flooring, and curated finishes bring a sense of understated luxury throughout the home. The main floor was designed to impress while still feeling livable. Open concept living spaces are anchored by a dramatic floor-to-ceiling stone fireplace framed with rich black detailing, creating a sophisticated focal point in the family room. At the center of the home is a magazine worthy kitchen featuring an oversized waterfall island, endless custom cabinetry, sleek stone countertops, designer hardware, under-cabinet lighting, premium stainless steel appliances including a gas cooktop. Whether hosting large gatherings or managing busy mornings with kids, this space performs beautifully. Upstairs offers a family friendly layout including 4 bedrooms, that buyers hope for but rarely find. The primary retreat feels calm and refined, complete with an incredible walk-in closet and spa-inspired ensuite, while the secondary bedrooms are all generously sized with beautifully finished bathrooms and thoughtful storage throughout. Even the laundry room has been elevated with full-height custom cabinetry and designer finishes. The fully developed lower level adds incredible flexibility

with a massive recreation space, stylish bar area, full bathroom, and endless room for movie nights, a home gym, games area, golf simulator, or teen hangout space. Behind the walls, nearly everything has been refreshed or redesigned, giving buyers the confidence and comfort of a truly turnkey home while still enjoying the maturity and prestige of Canyon Meadows one of southwest Calgary's most established communities known for its tree-lined streets, oversized lots, excellent schools, Fish Creek Park, nearby golf, pathways, and quick access downtown or west to the mountains. Sophisticated yet welcoming, bold yet timeless - this home is a must see, with every detail considered.