



GRASSROOTS
REALTY GROUP

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13036 Canso Place SW
Calgary, Alberta

MLS # A2178353



\$3,988,888

Division:	Canyon Meadows		
Type:	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, Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
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:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Closet(s)		

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!