



## 2 Canso Court Calgary Alberta

\$1,149,000

\*\*\*Join us for an Open House on Saturday, November 2nd, from 4-6 PM! Don't miss this opportunity to explore this wonderful property--see you there!\*\*\* Welcome to Luxury Living in the desirable Canyon Meadows! Situated in the most prestigious enclave, just steps away from FISH CREEK PARK, this home offers unparalleled luxury and exclusivity. Embark on a journey to find your dream home within this immaculate CORNER LOT, meticulously cared for to maintain its pristine charm. With OVER 3,600 SQFT OF LIVING SPACE, this 5-bedroom, 4-bathroom gem boasts elegance and comfort at every turn. As you arrive, expertly cared-for landscaping by a PROFESSIONAL LANDSCAPING company sets the stage for what's to come. Step inside, and you'll find a CUSTOM-BUILT OPEN FLOOR PLAN that invites you to explore. The gourmet kitchen with GRANITE countertops and STAINLESS STEEL APPLIANCES, is a chef's delight. A walk-in pantry, spacious island, and an inviting eating nook that overlooks the beautiful backyard make this the heart of the home. The main floor offers an inviting family room with 18-FOOT CEILINGS and ample windows that flood the space with NATURAL LIGHT. A cozy FIREPLACE adds warmth on chilly evenings. Additionally, there's a flexible BEDROOM ON THE MAIN FLOOR and the potential to convert a half bathroom into a full bath if desired. As you ascend to the upper floor, the spacious master bedroom awaits, offering stunning MOUNTAIN VIEWS and a luxurious 5-piece ensuite bathroom. Two more generous bedrooms and a HUGE BONUS ROOM grace this level, offering versatility and space. Accessible through the bonus room, a charming BALCONY adds an inviting touch, perfect for relaxing moments. The professionally developed WALK-UP BASEMENT adds even more space to enjoy, with an additional bedroom, a rec room, and plenty of storage. With a TRIPLE GARAGE and a large driveway, you'll have room to park...

Family room 4.22 M x 7.72 M  
 Bedroom 5.66 M x 3.05 M  
 3pc Bathroom 2.31 M x 1.80 M  
 Living room 4.60 M x 5.21 M  
 Kitchen 4.34 M x 4.40 M

Laundry room 1.88 M x 1.60 M  
 Bonus Room 4.83 M x 3.91 M  
 Bedroom 3.86 M x 5.82 M  
 5pc Bathroom 4.50 M x 3.15 M  
 Other 1.98 M x 2.72 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Dining room 3.83 M x 3.33 M

Bedroom 3.18 M x 4.34 M

2pc Bathroom 1.65 M x 1.65 M

Office 3.02 M x 4.01 M

Bedroom 3.18 M x 4.47 M

Bedroom 3.68 M x 3.58 M

4pc Bathroom 1.65 M x 2.67 M

Other 1.50 M x 3.91 M