



## 53 Canova Road Calgary Alberta

\$1,050,000

Welcome to this impressive 2845 square foot two-storey home nestled in the desirable Canyon Meadows neighborhood. Step inside to be greeted by stunning vaulted ceilings and beautiful hardwood floors that flow throughout the main level. The updated kitchen is a chef's dream featuring granite countertops, newer stainless-steel appliances, abundant cabinet space, and a large island perfect for entertaining. Adjacent to the kitchen is a cozy breakfast nook and formal dining room for all your gathering needs. The main floor offers versatile living with a spacious family room anchored by a gas fireplace, an expansive living room, a convenient half bathroom, and the bonus of a main floor bedroom and laundry area. Upstairs, you'll find three generous bedrooms plus a flexible bonus room. The luxurious primary bedroom suite includes a walk-in closet and an indulgent six-piece ensuite bathroom. The fully finished basement extends your living space with two additional bedrooms, a three-piece bathroom, substantial recreation room, practical storage, and a dedicated office area. Recent upgrades include premium "Lux" triple pane windows throughout for improved energy efficiency and sound insulation. This home's prime location puts you within walking distance to schools of all levels, fitness facilities, tennis courts, LRT, public transportation, and the natural beauty of Fish Creek Park. Experience the perfect blend of generous living space and enviable location in this exceptional family home! (id:6769)

Recreational, Games room 14.33 Ft x 19.33 Ft

Bedroom 9.67 Ft x 12.08 Ft

Bedroom 9.50 Ft x 13.50 Ft

Office 13.42 Ft x 15.33 Ft

3pc Bathroom 6.08 Ft x 8.67 Ft

Other 6.67 Ft x 9.08 Ft

Living room 15.08 Ft x 20.08 Ft

Dining room 9.83 Ft x 14.08 Ft

Kitchen 10.33 Ft x 14.00 Ft

Family room 14.00 Ft x 17.50 Ft

Bedroom 9.75 Ft x 12.83 Ft

Laundry room 6.17 Ft x 9.17 Ft

2pc Bathroom 5.83 Ft x 6.17 Ft

Bonus Room 10.17 Ft x 12.17 Ft

Primary Bedroom 12.75 Ft x 19.25 Ft

Bedroom 11.75 Ft x 11.75 Ft

Bedroom 9.75 Ft x 11.83 Ft

5pc Bathroom 7.25 Ft x 7.58 Ft

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

Listing Presented By:



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