



## 15 Canso Green Calgary Alberta

\$1,488,000

Welcome to the prestigious Canyon Creek Estates! This executive custom-built 2-storey home sits on a beautifully landscaped pie-shaped lot spanning over 8,600 sq. ft. Nestled steps away from a golf course and Fish Creek Park, this property is situated in a quiet cul-de-sac and within walking distance to schools and amenities. Offering 6 bedrooms, 4 bathrooms, and 9 ft. ceilings on the main floor, this home features dual open-to-above living and great rooms that create a warm, elegant space perfect for everyday living and entertaining. Extensive upgrades and custom built-ins highlight the meticulous craftsmanship and attention to detail throughout. The great room, complete with a cozy gas fireplace, offers a welcoming atmosphere, while the main floor office—accessed through French doors—boasts stunning built-in cabinetry and a matching desk (included). Adjacent to the formal dining room, the spacious kitchen showcases a central island with gorgeous granite countertops, custom cabinetry, and high-end appliances. The kitchen seamlessly transitions into a charming breakfast nook, which opens onto a deck overlooking the expansive backyard. Upstairs, the master bedroom offers a true retreat with its spa-like ensuite, jetted tub, and oversized shower. West-facing windows allow for stunning mountain views. Two additional large bedrooms share a full bathroom on this level. The professionally developed walkout basement features a large family room, two more bedrooms, and ample space for movie watching, exercise, and entertainment. Step outside onto the patio and enjoy the privacy of the beautifully landscaped backyard. This home also includes air conditioning and a triple-car garage, ensuring comfort and convenience. Recent updates include a new roof, oak hardwood floors, carpet, and paint (2021), as well as a new washbasin, toilet, faucet, hood fan, microwave,, lighting, ...

Bedroom 11.67 Ft x 9.67 Ft

Bedroom 12.50 Ft x 19.42 Ft

4pc Bathroom 8.67 Ft x 10.67 Ft

Recreational, Games room 20.33 Ft x 13.50 Ft

Furnace 20.58 Ft x 7.67 Ft

Other 17.50 Ft x 15.92 Ft

Dining room 18.33 Ft x 11.00 Ft

Office 13.08 Ft x 11.33 Ft

Laundry room 12.25 Ft x 8.00 Ft

2pc Bathroom 5.00 Ft x 5.42 Ft

Primary Bedroom 21.01 Ft x 13.67 Ft

Bedroom 12.42 Ft x 11.00 Ft

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

Listing Presented By:



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Living room 15.00 Ft x 11.92 Ft

Family room 17.92 Ft x 16.58 Ft

Kitchen 20.92 Ft x 13.42 Ft

Bedroom 12.42 Ft x 11.00 Ft

5pc Bathroom 7.17 Ft x 7.67 Ft

5pc Bathroom 13.08 Ft x 10.67 Ft