



## 39 Canova Close Calgary Alberta

\$1,150,000

RARE OPPORTUNITY to own this magnificent estate home nestled on an expansive pie lot in an exclusive cul-de-sac of Canyon Meadows Estates. This beautiful home boasts nearly 3500 sqft of developed living space, displaying uncompromised pride of ownership. Charming curb appeal leads to the harmoniously appointed floor plan that flows seamlessly from room to room blending functionality and relaxed comfort in every room. Expansive windows connect the indoor and outdoor living spaces where you'll create frequent memories of entertaining friends and loved ones. The upper level is comprised of 3 generous bedrooms including a primary wing that offers stunning sunset views of the Rocky Mountains and the Canyon Meadows Golf and Country Club. Complete with a developed basement that provides additional space for entertaining and is equipped with a large guest bedroom and bathroom. Graced with meticulous care and attention to detail encompassing a life well lived. Explore the 3D Virtual Open House Tour and full list of upgrades for additional information or call your favorite realtor to set up a private viewing today! (id:6769)

Storage 21.00 Ft x 12.50 Ft  
Recreational, Games room 24.00 Ft x 13.00 Ft  
Bedroom 13.50 Ft x 10.00 Ft  
3pc Bathroom 6.50 Ft x 6.00 Ft  
Kitchen 14.00 Ft x 13.00 Ft  
Dining room 14.00 Ft x 9.50 Ft  
Living room 18.00 Ft x 13.50 Ft  
Family room 22.00 Ft x 14.00 Ft

2pc Bathroom 5.17 Ft x 5.00 Ft  
Laundry room 10.50 Ft x 6.00 Ft  
Primary Bedroom 22.00 Ft x 14.00 Ft  
Bedroom 12.50 Ft x 11.00 Ft  
Bedroom 25.50 Ft x 11.50 Ft  
4pc Bathroom 9.67 Ft x 5.00 Ft  
5pc Bathroom 15.00 Ft x 12.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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