

# \$1,785,000 - 42 Canova Road Sw, Calgary

MLS® #A2184349

**\$1,785,000**

6 Bedroom, 5.00 Bathroom, 2,947 sqft  
Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

RARE FULL GUT RENOVATION 2-STOREY HOME IN CANYON MEADOWS ESTATES ON A QUIET STREET | HOUSE TAKEN DOWN TO THE STUDS | PROFESSIONALLY RENOVATED WITH ALL CITY PERMITS /INSPECTIONS | 535 SQ. FT. ADDITION | ENERGY-EFFICIENT HOME | ENER GUIDE RATING REDUCED IN HALF | OVERSIZED KITCHEN | PREP KITCHEN | DESIGNER WET BAR | THEATRE ROOM | ALL NEW LUX WINDOWS & DOORS | ALL NEW ELECTRICAL | ALL NEW PLUMBING | ALL NEW HVAC/DUCTWORK | 2 NEW FURNACES | ON DEMAND HOT WATER TANK | ALL NEW INSULATION | ALL NEW DRYWALL | 2LB SPRAY FOAM EXTENSIVELY USED | ENGINEERED HARDWOOD FLOORING | DELTA & GERBER FAUCETS | OPEN CONCEPT MAIN FLOOR | CUSTOM TILES | DESIGNER MUDROOM & POWDER ROOM | WHITE OAK & MDF CABINETS | QUARTZ COUNTERTOPS | JENN AIR APPLIANCES | NEW HARDIE SIDING | NEW ROOFING | ATTACHED GARAGE C/W AN EPOXY FLOOR | NEW FENCING | FULLY LANDSCAPED | LARGE REAR DECK | WIRED FOR SECURITY CAMERAS | NESTLED UNDER MATURE TREES | TURN-KEY QUICK POSSESSION | Welcome to this CUSTOM DESIGNED LUXURY home featuring NEAR 4000 sq. ft. on all 3 levels. This is a ONE-OF-A-KIND home with 1836 sq. ft. on the MAIN FLOOR with 2



LIVING spaces, 2 KITCHEN areas, 1 BEDROOM, 1 OFFICE & 1.5 BATHS. Every SQUARE INCH of this home is METICULOUSLY designed to MAXIMIZE the home's potential. Step inside to find an OPEN-CONCEPT main floor plan enhanced by ENGINEERED HARDWOOD flooring, POT LIGHTS & HIGH-END light fixtures. The GOURMET style kitchen is STRAIGHT OUT of a magazine with JENN-AIR appliances, a large 9.5ft ISLAND, & QUARTZ countertops/backsplash. The PREP kitchen/pantry adds functionality & storage & ROUGH-IN for a stove. Upstairs, you'll find 3 GENERIOUSLY SIZED BEDROOMS, each providing ample SPACE & FUNCTIONALITY and a BONUS room with a striking FEATURE wall. The owner's suite boasts DESIGNER WALLPAPER & HIS/HER walk-in closets. The 5-piece ensuite is a LUXURY RETREAT with an OVERSIZED shower & HEATED TILE flooring. Custom BUILT-IN CLOSETS are used throughout the home. Each bathroom offers DIFFERENT DESIGNER TILES, premium FAUCETS & FULL HEIGHT vanity mirrors. The new exterior is a MODERN FARMHOUSE style. The FRONT PORCH is finished with a durable RUBBER coating, and SAGIPER PVC soffit. The attached garage c/w a NEW 8-ft high overhead garage door. This ECO-FRIENDLY home c/w ALL HIGH-EFFICIENT appliances, R-50 ATTIC insulation, SOUNDPROOFED walls & floors. CANYON MEADOWS ESTATES offers 4 schools within walking distance, a GOLF COURSE/Country Club house, TENNIS COURTS and its own AQUATIC FACILITY. Book a showing to see for yourself!

Built in 1973

## **Essential Information**

MLS® #

A2184349

Price	\$1,785,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,947
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Canova Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2G3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Quartz Counters, Recreation Facilities, See Remarks, Soaking Tub, Storage, Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator, Built-In Gas Range
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, Storage, Barbecue
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 7th, 2025
Days on Market	87
Zoning	R-CG

## Listing Details

Listing Office	Executive Real Estate Services
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