

# \$1,825,000 - 42 Canova Road Sw, Calgary

MLS® #A2214355

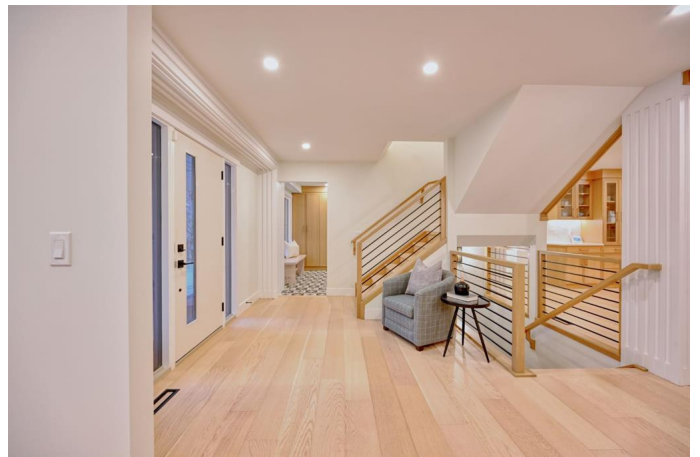
**\$1,825,000**

5 Bedroom, 5.00 Bathroom, 2,947 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Welcome to your dream home, a meticulously remodeled estate in the prestigious southwest community of Canyon Meadows Estates. This luxurious residence has been thoughtfully designed by a local custom home designer with over 30 years of experience in crafting high-end homes, ensuring every detail reflects excellence and sophistication. Boasting a high energy rating, this home features an impressive main floor with a masterfully planned open layout, showcasing 7" wide engineered hardwood flooring throughout. As you step inside, you are greeted by a spacious living and dining area, highlighted by a stunning feature wall and an elegant electric Napoleon fireplace. The heart of the home is the expansive kitchen, designed for both functionality and style. It features exquisite quartz countertops and backsplash, complemented by a generous 9-foot island, top-of-the-line Jenn-Air appliances, and a butler's pantry complete with a sink and stove rough-in. The second family room, adorned with a cozy gas fireplace, seamlessly flows out to a large deck, perfect for entertaining. The main floor, encompassing over 1800 sq. ft., also includes a custom tile mudroom, a main floor bedroom, an office/den with a charming wood-burning fireplace, a full bathroom, and a convenient guest powder room. The attached garage features epoxy-coated floors for added durability. Ascend to the upper level and discover a spacious bonus area, along with a carefully designed master bedroom retreat



equipped with a Wi-Fi compatible smart thermostat, two walk-in closets, and a luxurious five-piece ensuite. This spa-like oasis boasts custom heated tile flooring, an impressive glass and tile stand-up shower, and a relaxing soaker tubâ€”truly a sanctuary for relaxation. Additionally, two more bedrooms and a dedicated laundry room can be found on this level. The lower level is an entertainer's dream, featuring a stunning custom bar, a recreation area, a theatre room, a four-piece bathroom, and a fifth bedroom, providing ample space for family gatherings or movie nights.

Exterior highlights include a modern farmhouse-inspired design, complete with new Hardy board siding, Douglas fir timber brackets, energy-efficient new windows from Lux Windows, new asphalt shingles, fencing, and sod. The new rear deck, equipped with a BBQ hookup and pot lights throughout, enhances the outdoor living experience.

Donâ€™t miss this once-in-a-lifetime opportunity to make this luxurious, meticulously designed home your own. Experience the perfect blend of elegance, comfort, and modern living in Canyon Meadows Estates!

Built in 1973

### **Essential Information**

MLS® #	A2214355
Price	\$1,825,000
Bedrooms	5
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	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Double Vanity, No Animal Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Living Room, Wood Burning, Den
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	18
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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