

30 Canova Road SW  
Calgary, Alberta

MLS # A2260632



**\$1,095,000**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                            |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 2,335 sq.ft.                              | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached                    |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Flood Plain, Fruit Trees/Shrub(s), Gazebo |               |                   |

|                    |                                                                            |
|--------------------|----------------------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                                 |
| <b>Floors:</b>     | Carpet, Hardwood                                                           |
| <b>Roof:</b>       | Asphalt Shingle                                                            |
| <b>Basement:</b>   | Full                                                                       |
| <b>Exterior:</b>   | Wood Frame                                                                 |
| <b>Foundation:</b> | Poured Concrete                                                            |
| <b>Features:</b>   | Double Vanity, Granite Counters, Pantry, Tankless Hot Water, Vinyl Windows |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** bar TV,

Open house Saturday 8 November from 2 to 4pm Unique home is located on a QUIET TREE LINED street. With over 3,150 SQ FT of completely RENOVATED living space. Traditional floorplan features beautiful entrance to the main floor area, to the left living room with CORNER FIREPLACE, a formal dining room, a kitchen space that seamlessly combines style and function with GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES, gas stove and has one of two PATIO DOORS leading out to the PRIVATE, peaceful backyard with 2-TIERED newer deck patio, gardens, and fire pit! Tons of room for those Backyard PARTIES, next is a family room with another gas fireplace. Upper floor 4 Bedrooms and 3 full bathrooms- 2 masters with their own ensuites! Main MASTER BEDROOM has it's own PRIVATE balcony and built in walk in closet & ENSUITE. Lower level it's a place to entertain -BAR rivals any LOUNGE, with Granite counters, TAP KEGORATOR, BAR FRIDGE, surround sound, its set up for PROJECTION Theatre, Office nook and a 1/2 bath. Plenty of storage in electrical room where you find 2 HIGH EFFICIENCY furnaces, tankless water heater.