



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

13007 Canso Place SW
Calgary, Alberta

MLS # A2147732



\$2,250,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,555 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Many Trees, On Golf Course, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning bungalow nestled on the ridge of Canyon Meadows Golf and Country Club overlooking Fish Creek Park. This custom-built architectural gem awaits empty nesters seeking their dream home. From the captivating curb appeal with lush landscaping and mature trees to the inviting arched portico leading to the front door, every detail speaks of meticulous craftsmanship. Upon entry, natural light floods the space through large windows, illuminating beautiful hardwood floors that guide you to the formal living room. With its soaring coffered ceilings and a fireplace flanked by display shelving, this room exudes warmth and elegance. Meticulously designed archways create an effortless flow through the open yet intimate spaces, perfect for entertaining. The adjacent dining area features a convenient wet bar, ideal for preparing drinks and a built-in credenza for your collection of linens & dinnerware. A spacious gourmet kitchen boasts glass fronted cabinetry, high-end appliances, a large pantry, and a butler's pantry making this a space able to accommodate family meals as easily as a formal catered dinner party. Sip a coffee in the sunlit dining nook or step out onto the sprawling wrap around west-facing deck with retractable awnings to take in the breathtaking views of the golf course and Rocky Mountains. The large primary bedroom offers a serene sanctuary with a fireplace, walk-in closet, and a luxurious ensuite featuring dual vanities. Completing this level is a sizeable laundry room attached to the mudroom room and a quiet den perfect for working from home. Descend to the walk-out level to discover a spacious recreational room perfect for a pool table, complete with a double-sided fireplace that also warms the adjacent family room—a cozy haven for movie nights. The wet bar and wine room make this floor a fun space for

entertaining friends and family. Two bedrooms— one with a private ensuite powder room and the other with access to the bathroom— provide comfort and privacy for guests or visiting family members. This home offers ample storage, and a three car garage. Outside, the landscaped backyard unfolds as a secluded oasis enveloped with mature trees and flower beds, offering tranquil views of the fairways, Fish Creek Park & the Rockies in the distance. Whether you're savouring warm summer evenings with loved ones or relaxing in the sunken hot tub on chilly winter days, this space invites year-round enjoyment. This elegant retreat will not disappoint.