



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**13036 Canso Place SW**  
**Calgary, Alberta**

**MLS # A2178353**



**\$3,988,888**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,842 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.74 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, No Neigh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Storage, Walk-In Closet(s)		

**Inclusions:** Wall Safe in Bedroom Closet

Nestled on a sprawling 3.73-acre lot, this home offers a perfect blend of luxury and nature, overlooking Fish Creek Park. With six spacious bedrooms and four elegantly remodeled bathrooms, the home boasts a stunning primary suite with its own fireplace, walk-in closet, and a full ensuite bathroom with a second fireplace. Designed for wellness and leisure, the property includes a sauna, workout room, billiard/rec room, and a separate downstairs living area. A unique water wall adds tranquility to the interior. The expansive grounds feature a greenhouse, tool shed, and professional landscaping with fruit trees. Outdoor amenities include an outdoor kitchen and dining area, a two-tiered deck with views of Fish Creek, and an irrigation system. The property is perfect for hosting gatherings, with space for fires, reunions, and family camping. Accessibility is excellent with a long driveway leading to a three-car garage and ample parking. Located just blocks from Canyon Meadows Golf & Country Club, this home combines luxury living with recreational convenience. Wildlife enthusiasts will appreciate frequent visits from native wildlife, viewable from the deck or yard. With newer appliances and meticulous maintenance, this home is a testament to pride of ownership. This home offers a unique opportunity to live in a luxurious, nature-filled setting, perfect for those seeking elegance and comfort. Call your realtor today to book your private showing!