



## 235 Canova Place SW, Calgary, Alberta - \$1,559,999



Main Photo

### Property Description

Welcome to your dream home in the prestigious Canyon Meadows Estates. Situated on a quiet cul-de-sac, this beautifully upgraded and fully finished family residence offers over 3,000 sq. ft. above grade plus a professionally developed basement, providing luxury, space, and functionality in one of Calgary's most desirable communities. The main floor features a bright, open layout with both a formal living room and a cozy family room, along with a chef inspired kitchen complete with double islands, quartz countertops, double dishwashers, a gas stove, a massive built in fridge, and a wall oven with built in microwave. A full bathroom, dedicated home office, and access to a private, professionally landscaped backyard with a low-maintenance composite deck, fire pit seating area, and two BBQ gas lines complete the main level. The heated double garage with an epoxy-finished floor and an extra wide driveway accommodating six or more vehicles add exceptional convenience. Upstairs offers three oversized bedrooms, including a luxurious primary suite with a walk-in closet and spa-inspired ensuite with its own balcony, plus two additional



bedrooms each with their own walk-in closets sharing a large full bathroom. The fully renovated basement, completed in December 2023, adds significant value with a custom wet bar, large recreation area, home gym, additional bedroom, and full bathroom. Additional upgrades include all new energy-efficient windows (2022). Located just minutes from top-rated schools, Fish Creek Park, Canyon Meadows Golf & Country Club, shopping, and transit, this move in ready home truly checks every box.

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