



GRASSROOTS
REALTY GROUP

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12900 Canso Place SW
Calgary, Alberta

MLS # A2251428



\$1,995,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,004 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Heated Garage, Insulated, Over		
Lot Size:	0.26 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Over		

Heating:	Central, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Wet Bar		
Inclusions:	N/A		

Views, Views!! Perched magnificently upon the distinguished ridge of Canyon Meadows Estates, this extraordinary architectural masterpiece commands breathtaking panoramic views of the pristine Fish Creek Park wilderness. This meticulously crafted 3,003 square foot custom residence exemplifies sophisticated design sensibilities and uncompromising attention to detail throughout its thoughtfully conceived floor plan. Upon crossing the threshold, guests are welcomed by a dramatic spiral staircase ascending beneath soaring sixteen-foot ceilings adorned with exquisite hand-crafted details. Gleaming hardwood floors flow seamlessly through the sunken living room, expansive dining area, and private study, creating an atmosphere of refined elegance. The culinary epicenter showcases professional-grade appointments including a commanding oversized island, custom cabinetry, lustrous granite surfaces, and an exceptional suite of premium appliances featuring Subzero refrigeration, Wolf combination oven and gas cooktop, plus Miele dishwasher. The adjoining breakfast nook and well-appointed pantry complete this chef's sanctuary. The generous family room captivates with its gas fireplace, bespoke built-in cabinetry, and abundant natural light streaming through strategically positioned windows. The upper-level houses four spacious bedrooms, including a secluded primary suite overlooking the spectacular views. The spa-inspired five-piece ensuite features dual vanities, jetted soaking tub, separate shower, and an expansive walk-in closet with adjustable custom organization systems. The walkout lower-level transforms into an entertainer's paradise, complete with radiant floor heating, dedicated fitness room, 5th bedroom, sophisticated wet bar, billiards area, secondary family room, and abundant storage. Direct access leads to the private patio

sanctuary. The triple heated garage boasts twelve-foot ceilings accommodating automotive lifts, epoxy flooring, floor drainage, and integrated storage solutions. The meticulously landscaped grounds feature mature specimen trees and an outdoor culinary station with dedicated refrigeration, all positioned to capture optimal southern exposure for year-round enjoyment. Home shows extremely well with pride of ownership!