



**120 Canata Close SW  
Calgary, Alberta**

**MLS # A2150936**



**\$900,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,476 sq.ft.   | <b>Age:</b>   | 1969 (55 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | 220 Volt Wiring, Front Drive, Heated Garage, Insulated, Oversized, Quad or M |               |                   |
| <b>Lot Size:</b> | 0.20 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landsc     |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A  |                   |      |

This beautiful 4 level split home with 2875sqft of developed space, sits on one of the most desirable, quiet streets in Canyon Meadows and has been maintained to an incredibly high level. From the moment you pull up, you will see this home is something special! Low maintenance landscaping with irrigation, Acrylic stucco and stone was put over a complete wrap of foam insulation on the exterior of the framing, new roof last year and the quadruple attached garage has in floor heat, hot/cold sink, epoxy floors, central vac, workbenches and a driveway that fits 6 cars! Now step through the front door to a bright, private home with solid oak and tile floors, offering a huge living and dining room. The kitchen has plenty of storage, quartz countertops, Island, pull out pantry wall drawers and overlooks the beautiful west facing backyard. This private yard offers mature trees, a newer covered deck finished with composite and glass railings and an expansive exposed aggregate pad, Back inside head up a few stairs to find an updated main bath and spare bedroom before entering the spacious master suite, your new bedroom boasts a large walk-in closet and impressive ensuite with a gorgeous tile and 10 ml glass shower. From the main floor, walk down a few stairs to the family room with a cozy gas fireplace, 3rd bedroom or office, laundry room with sink, newer washer/dryer and a new secondary refrigerator, here you will find additional access to the lovely backyard. Head down 1 more level to the 3rd living room or gym space and another room that could be used as an office or could easily become a 4th bedroom, this home also has plenty of storage (including a crawl space) The meticulously maintained utility room, houses 2 furnaces with air purifiers and humidifiers, 2 newer water tanks, central vac, irrigation equipment and a water softener that have all been serviced annually beyond

expectation. This home is truly kept at an impressive level and is a must see, additional info can be found in the photos. Please ask your agent to inquire about more or to book a showing!