



**12808 Canso Crescent SW
Calgary, Alberta**

MLS # A2152528



\$2,799,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,443 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Open House July 27th Saturday 2-4pm - Rare opportunity to own a BRAND NEW luxurious designer home in Canyon Meadows Estates that is move in ready for immediate occupancy. An exquisite residence nestled atop the ridge at Fish Creek Park, commanding breathtaking views of the Park for an amazing 4 season experience. This stunning home is the apex of luxury living designed with exceptional and sophisticated taste that will be sure to leave a lasting impression. One of the most anticipated homes to come to market this executive home stands out from all the rest and offers an amazing location, over 4,800 square feet of total living space, 4 bedrooms, 4.5 bathrooms, a fully finished walk-out basement, an oversized south facing estate pie lot, mammoth TRIPLE car garage that was designed to be lift ready for the car aficionado giving total space for all your toys and central Air conditioning. The Exterior with a modern Hardie + Stone exterior and thoughtful open concept layout introduces you to the amazing layout and build quality of your new home, large windows, engineered floors, spectacular living space with vaulted ceilings, classic wood beam details, soothing gas fireplace, expansive black trimmed windows with unparalleled views of Fish Creek Park, formal dining room, front office with glass entry, a powder room with high end custom tile, large mudroom and access to your impressive garage. The professional chef-style kitchen will impress with high end built-in fridge/freezer, professional gas burner range with pot filler, quartz countertops, an oversized waterfall island, custom cabinets, butler's pantry with spare fridge features extra storage, sink and a walk-in pantry. Next to the living area enjoy an additional bar area to entertain guests. Outdoor living space includes a mammoth covered patio with fireplace, composite duradeck, and the covered

BBQ area to enjoy many nights with friends and family. An elegant staircase leads to the a bonus room with den, the primary bedroom retreat features a large, oversized walk-in closet, heated ensuite floors, a fully tiled walk-in curb-less shower, two separate vanities, a private water closet, a freestanding soaker tub and access to your balcony with amazing views. Each of the secondary bedrooms has an ensuite and a walk-in closet and laundry room complete the second level. The fully developed walkout basement create spacious media and games rooms with in-floor heat, 9’ ceilings, a full wet bar with a wine fridge, quartz counters, 4th bedroom, a full bathroom, and a home gym with rubber flooring. This stunning new home has everything on your wish list plus an UNBEATABLE LOCATION within an extremely family-oriented neighbourhood and includes great schools, parks, tennis courts, golf course and much more all within walking distance! Truly a rare opportunity and location where opulence meets nature, and luxury harmonizes with solitude. A must to see and own. Call today to view!