



**GRASSROOTS**  
REALTY GROUP

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**920 Canaveral Crescent SW**  
**Calgary, Alberta**

**MLS # A2211958**



**\$999,999**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Level, Street Lighting		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Cement Fiber Board

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** See appliances.

\*open house on Saturday, April 19, from 11am-4pm\* WELCOME TO THE MOST EXTRAORDINARY RENOVATION THIS COMMUNITY HAS EVER SEEN &mdash; A \$500,000 FULL-SCALE, PROFESSIONALLY DESIGNED TRANSFORMATION THAT WILL TAKE YOUR BREATH AWAY. Every inch of this property has been REIMAGINED, REBUILT, and REFINED to create a ONE-OF-A-KIND LUXURY RESIDENCE with absolutely NO EQUAL in the area. This is not just a renovation &mdash; this is a MASTERPIECE, built with PASSION, PRECISION, and PURPOSE. From the street, you'll be struck by the ALL-NEW HARDIE BOARD SIDING, CEDAR DECK, CUSTOM-DESIGNED WINDOW PACKAGE, NEW SHINGLES, NEW CONCRETE, and HIGH-END GARAGE DOORS &mdash; a curb appeal that sets the tone for what's inside. Step through the front door and into a DESIGNER SHOW HOME with VAULTED CEILINGS, CUSTOM MILLWORK, and SUN-DRENCHED SPACES that feel like they belong in a luxury magazine. The CHEF'S KITCHEN is a WORK OF ART &mdash; featuring SCHENK CUSTOM CABINETRY with MAPLE INTERIORS and DOVETAIL DRAWERS, MARBLE COUNTERTOPS, PULL-OUT WASTE & RECYCLING, and a SCULPTURAL VENETIAN PLASTER HOOD FAN. Every inch of the space is intentional and STYLED TO PERFECTION. The great room is anchored by a STATEMENT GAS FIREPLACE with a HERRINGBONE BRICK INTERIOR and VENETIAN PLASTER SURROUND, framed by CUSTOM LIGHTING DESIGNED TO WOW. The PRIMARY SUITE offers a SERENE RETREAT, complete with a SPA-READY ENSUITE (FULLY STEAM-COMPATIBLE), CUSTOM TILE WORK, and a MASSIVE WALK-IN CLOSET. Everywhere you look, luxury touches continue: WIDE-PLANK

ENGINEERED HARDWOOD FLOORS, HEATED TILE FLOORING, ARCHITECTURAL TILES, and FUNCTIONAL YET ELEVATED BUILT-INS. The COMPLETELY REBUILT BASEMENT features a DESIGNER WET BAR, A LUXURIOUS LAUNDRY ROOM, and a STUNNING CURBLESS SHOWER in the full bath. Behind the walls, the home was RE ENGINEERED FOR MODERN LUXURY: FULL SPRAY FOAM INSULATION IN WALLS AND CEILINGS, SOUNDPROOFED INTERIOR WALLS, NEW ELECTRICAL PANEL, TANKLESS HOT WATER ON DEMAND, and a HIGH-EFFICIENCY LENNOX FURNACE. Even the smallest details were elevated &mdash; BUILT-IN MUDROOM STORAGE, HARD-WIRED CEILING AND EXTERIOR SPEAKERS, and HIGH-END FIXTURES THROUGHOUT. If you&rsquo;re searching for A TRULY EXCEPTIONAL PROPERTY &mdash; a home that STANDS ALONE IN DESIGN, QUALITY, AND FINISH &mdash; THIS IS THE ONE.