

# \$1,369,900 - 15 Canso Green Sw, Calgary

MLS® #A2189813

**\$1,369,900**

5 Bedroom, 4.00 Bathroom, 2,978 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

Welcome to the prestigious Canyon Creek Estates! This executive custom-built 2-storey home sits on a beautifully landscaped pie-shaped lot spanning over 8,600 sq. ft. Nestled steps away from a golf course and Fish Creek Park, this property is situated in a quiet cul-de-sac and within walking distance to schools and amenities. Offering 6 bedrooms, 4 bathrooms, and 9 ft. ceilings on the main floor, this home features dual open-to-above living and great rooms that create a warm, elegant space perfect for everyday living and entertaining. Extensive upgrades and custom built-ins highlight the meticulous craftsmanship and attention to detail throughout. The great room, complete with a cozy gas fireplace, offers a welcoming atmosphere, while the main floor office—accessed through French doors—boasts stunning built-in cabinetry and a matching desk (included). Adjacent to the formal dining room, the spacious kitchen showcases a central island with gorgeous granite countertops, custom cabinetry, and high-end appliances. The kitchen seamlessly transitions into a charming breakfast nook, which opens onto a deck overlooking the expansive backyard. Upstairs, the master bedroom offers a true retreat with its spa-like ensuite, jetted tub, and oversized shower. West-facing windows allow for stunning mountain views. Two additional large bedrooms share a full bathroom on this level. The professionally developed walkout basement features a large family room, two



more bedrooms, and ample space for movie watching, exercise, and entertainment. Step outside onto the patio and enjoy the privacy of the beautifully landscaped backyard. This home also includes air conditioning and a triple-car garage, ensuring comfort and convenience. Recent updates include a new roof, oak hardwood floors, carpet, and paint (2021), as well as a new washbasin, toilet, faucet, hood fan, microwave,, lighting, and door handles/locks (2021), garage motor(2024). Pride of ownership is evident in every corner of this exceptional home. Don't miss the opportunity to make this house your dream home!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189813    |
| Price          | \$1,369,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,978       |
| Acres          | 0.20        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 15 Canso Green Sw |
| Subdivision | Canyon Meadows    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2W 3B1           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                               |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Playground                |
| Lot Description   | Cul-De-Sac, Irregular Lot |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 92                 |
| Zoning         | R-CG               |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.