

39 Canova Close SW  
Calgary, Alberta

MLS # A2226060



## \$1,150,000

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,470 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<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>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Pool table + accessories, Play House, Hot Tub

Tucked into one of the most peaceful cul-de-sacs in Canyon Meadows Estates, this exceptional luxury home sits on an expansive 8,400+ sq. ft. west-facing pie lot—offering total privacy, stunning sunsets, and the perfect backdrop for evening relaxation or weekend barbecues. Meticulously renovated by Calgary's premier luxury renovator, Ultimate Renovations, this residence offers nearly 3,200 sq. ft. of refined living space that effortlessly blends timeless elegance with everyday comfort. Inside, the home flows beautifully with flat ceilings, rich hardwood flooring, and thoughtful upgrades throughout. A tray ceiling adds architectural interest to the family room, while oversized windows bathe the interior in natural light and frame views of the lush, landscaped yard. At the heart of the home is a beautifully updated kitchen featuring granite countertops, under-cabinet lighting, stainless steel appliances, ample cabinetry, and an adjacent sunken living room anchored by a stunning stone wood-burning fireplace—perfect for cozy evenings and entertaining alike. Upstairs, the showstopper is the newly reimagined primary retreat. A true sanctuary, it features a generous walk-in closet, a serene reading nook with an electric fireplace, and a spa-caliber ensuite with a deep soaker tub, full custom tile steam shower, and luxury finishes throughout. Wake up to sweeping views of Canyon Meadows Golf & Country Club—it's the definition of everyday indulgence. Two additional upper bedrooms offer ample closet space and peaceful views, while the conveniently located upper-floor laundry room provides plenty of built-in storage. The fully developed basement expands your living space with a large recreation room, an oversized guest bedroom, and a renovated 3-piece bathroom—perfect for hosting visitors or giving older children their own private area. Notable

upgrades include triple-pane windows (2014), two high-efficiency furnaces (2018), central A/C (2023), fresh interior paint (2024), a BBQ gas line, a rebuilt front deck and fence (2020), and more. If you’ve been searching for an estate-level property with luxury renovations, exceptional design, and a private, show-stopping lot—this is the one.