

# \$1,035,000 - 39 Canova Close Sw, Calgary

MLS® #A2262532

**\$1,035,000**

4 Bedroom, 4.00 Bathroom, 2,470 sqft

Residential on 0.19 Acres

Canyon Meadows, Calgary, Alberta

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.

Built in 1979

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262532    |
| Price          | \$1,035,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,470       |
| Acres          | 0.19        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 39 Canova Close Sw |
| Subdivision | Canyon Meadows     |
| City        | Calgary            |
| County      | Calgary            |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2W 3P7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, See Remarks, Walk-In Closet(s), Soaking Tub                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                            |
| Fireplaces        | Electric, Wood Burning                                                                                                                       |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Private Yard       |
| Lot Description   | Back Yard, Private |
| Roof              | Asphalt Shingle    |
| Construction      | Wood Frame         |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 19                |
| Zoning         | R-CG              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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