

**920 Canaveral Crescent SW
Calgary, Alberta**

MLS # A2211958



\$969,000

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

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	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 Sunday May 4, 10.30am-12pm** WELCOME TO THE MOST EXTRAORDINARY RENOVATION THIS COMMUNITY HAS EVER SEEN — 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 — 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 — 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 — 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 — BUILT-IN MUDROOM STORAGE, HARD-WIRED CEILING AND EXTERIOR SPEAKERS, and HIGH-END FIXTURES THROUGHOUT. If you’re searching for A TRULY EXCEPTIONAL PROPERTY — a home that STANDS ALONE IN DESIGN, QUALITY, AND FINISH — THIS IS THE ONE.