



THE
A-TEAM

**RE/MAX
FIRST**

12940 CANDLE Crescent, Calgary T2W 5R9

MLS® #: **A2118602** Area: **Canyon Meadows** Listing Date: **04/02/24** List Price: **\$1,349,000**
Status: **Active** County: **Calgary** Change: **-\$51k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**
Lot Information
Lot Sz Ar: **7,362 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,711**
Low Sqft:
Ttl Sqft: **3,711**

DOM

47
Layout
Beds: **4 (4)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Landscaped,Level**
Park Feat: **Concrete Driveway,Driveway,Front Drive,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Storage**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Slate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Cooktop,Refrigerator,See Remarks,Washer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`9" x 4`10"	Kitchen	Main	13`6" x 14`0"
Breakfast Nook	Main	7`9" x 8`11"	Dining Room	Main	11`0" x 13`11"
Living Room	Main	13`11" x 14`7"	Family Room	Main	19`5" x 16`1"
Office	Main	12`11" x 14`0"	Laundry	Main	7`9" x 10`6"
Bedroom - Primary	Second	13`11" x 19`0"	Bedroom	Second	15`3" x 16`5"

Bedroom	Second	13`11" x 15`10"	Bedroom	Second	12`11" x 17`5"
Media Room	Basement	20`0" x 15`6"	Game Room	Basement	28`6" x 17`3"
Other	Basement	9`6" x 10`9"	Other	Basement	7`8" x 9`6"
Storage	Basement	5`4" x 5`8"	Furnace/Utility Room	Basement	13`0" x 10`0"
2pc Bathroom	Main	4`10" x 5`9"	5pc Ensuite bath	Second	15`6" x 9`5"
4pc Ensuite bath	Second	12`0" x 7`5"	4pc Bathroom	Second	14`9" x 5`7"
3pc Bathroom	Basement	6`11" x 11`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **8811083**

Remarks

Pub Rmks: **Looking for an expansive home in the SW? Welcome to 12940 Candle Crescent SW in the beautiful enclave of Canyon Creek Estates. This 4 bed, 4.5 bath air-conditioned executive home has all the space you need inside and out, situated on a quiet street steps from Fish Creek Park. Your cars will also have lots of space in the 4-car tandem attached garage. When you enter the home look up and take note of the massive light fixture which can be lowered with an Aladdin Lift for easy cleaning! On the main level, this home boasts both formal and informal living/dining options for any get-together you might hold in this elegant space. A laundry room/mudroom, bathroom and office complete the first floor. Before you head upstairs, don't miss the beautiful backyard with a large inground pool surrounded by a concrete-stamped patio. On the second floor, you will find an impressive primary bedroom, with a massive walk-in closet and spa-like ensuite with heated floors. There is another large bedroom with its' own ensuite. Finally, the third and fourth bedrooms share a large Jack and Jill bathroom. Need more space? In the finished basement, you will find a queen-sized Murphy bed if you need an extra bed for guests. Lots of extra room in the basement for a gym, games area or both! You will be ready for entertaining in this rec room with a bar and expansive media/TV watching area. A storage room, a large 3-piece bathroom and an entire wall of cabinets complete the basement. Most recent updates to the home include new blinds in the family room/kitchen nook(February), new carpet in family room(January), basement painted 2022, HWT 2022(second one replaced in 2015). Other updates include roof(2013), basement development(2012), both furnaces and all bathrooms updated approx 10 years ago. Book your showing today and start planning your first pool party!**

Inclusions: **Chest freezer in garage, Shelving in garage, microwave in bar in basement**
Property Listed By: **Grassroots Realty Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











