



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 CANDLE Terrace, Calgary T2W 6G7**

MLS® #: **A2121544** Area: **Canyon Meadows** Listing Date: **04/11/24** List Price: **\$460,000**  
Status: **Active** County: **Calgary** Change: **-\$15k, 09-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1996**

Lot Information

Lot Sz Ar: **3,252 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,364**  
Low Sqft:  
Ttl Sqft: **1,364**

DOM

**38**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Villa**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Street Lighting,Underground Sprinklers**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**  
Int Feat: **Bathroom Rough-in,Bookcases,Built-in Features,Closet Organizers,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`1" x 6`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 5`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 11`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 12`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 16`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 13`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`5" x 12`2"</b>	<b>Game Room</b>	<b>Lower</b>	<b>32`0" x 18`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$799**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d38**

Legal Desc: **9612009**

Remarks

Pub Rmks: **OPEN HOUSE Sat., May 11. 1:30 - 3:30 pm. Location! Location! Location! For all of you nature lovers & golfers this LOFTED BUNGALOW-STYLE VILLA is just steps from Fish Creek Provincial Creek Park and Canyon Meadows Golf & Country Club. And with our summers getting warmer you'll really appreciate the CENTRAL AIR-CONDITIONING! This lovely home welcomes you with plenty of light - the abundance of windows flood this home with natural light on the main floor & the bedroom/loft room. With the open floor plan and VAULTED CEILINGS you'll love the spacious feeling! The beautiful renovations include vinyl plank flooring throughout the main floor and lofted area, white kitchen with quartz countertops, stainless steel appliances, light fixtures, TANKLESS hot water system and much more! Your HUGE Primary Bedroom retreat is complete with a walk-in closet designed and built by California Closets and a lovely ensuite - the soaker tub will welcome you to a relaxing soak and the separate shower is perfect for the quick get up & go times. The laundry room is conveniently located on the main floor so no need to use the stairs. The upper level loft can easily be used as a second bedroom for guests or home office. The lower level has an amazing built-in library system if you happen to be a book lover or change to your preference. It also offers rough-ins for another bathroom and potential for a full bedroom with a large window. Outside you will find a patio and a gas hookup for your BBQ to make your entertaining easy and enjoyable. You'll often experience the added bonus of seeing deer wandering in the area as you're living so close to Fish Creek Park. No dogs allowed in this complex.**

Inclusions: **Antique Cabinet in basement family room.**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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

















