



THE
A-TEAM

**RE/MAX
FIRST**

105 CANDLE Place, Calgary T2W 5R7

MLS® #: **A2122626** Area: **Canyon Meadows** Listing Date: **04/15/24** List Price: **\$1,100,000**
Status: **Active** County: **Calgary** Change: **-\$30k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**
Lot Information
Lot Sz Ar: **7,351 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,683**
Low Sqft:
Ttl Sqft: **2,683**

DOM

34
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Lawn,Landscaped,Level,Street Lighting,Treed**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`10" x 13`5"
Dining Room	Main	10`11" x 13`7"
Family Room	Main	13`9" x 15`3"
Laundry	Basement	5`4" x 9`11"
Bedroom	Second	11`7" x 12`0"
Bonus Room	Second	11`11" x 13`9"

Room	Level	Dimensions
Breakfast Nook	Basement	9`6" x 9`11"
Living Room	Main	13`1" x 14`11"
Bedroom	Main	9`5" x 9`11"
Bedroom - Primary	Second	13`2" x 15`1"
Bedroom	Second	10`1" x 12`5"
2pc Bathroom	Main	0`0" x 0`0"

3pc Ensuite bath 5pc Ensuite bath	Main Second	0`0" x 0`0" 0`0" x 0`0"	5pc Bathroom	Second	0`0" x 0`0"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-C1			
Legal Desc:		8811083		Remarks	
Pub Rmks:					
<p>PRICE IMPROVEMENT!!! Stunning FAMILY HOME IN MINT CONDITION!! Welcome to your dream home, nestled in the coveted enclave of "Canyon Creek Estates". This exquisite four-bedroom, 3.5-bathroom estate is not only a testament to superior craftsmanship but also a sanctuary designed to cater to the needs of a modern family seeking quality, comfort, and convenience. Spanning an impressive 2,683 sq ft, this custom-built residence introduces luxury living with practicality at its core. The heart of this home is undoubtedly the recently updated chef's dream kitchen, which boasts an expanse of customized cabinetry, vast granite countertops, a breakfast bar, and top-tier appliances featuring a gas range. Mornings in the sunny, east-facing breakfast nook promise serene starts to the day, overlooking a cozy family room where the fireplace, flanked by built-in bookshelves, stands as the focal point. Unique to this family executive home is a sought-after feature: a MAIN FLOOR BEDROOM complemented by a FULL EN-SUITE 3-piece bathroom with a WAIK-IN SHOWER, perfect for older family members, a live-in nanny, or guests, offering both privacy and convenience. The artisanal touch of Brazilian cherry hardwood flooring graces the grandiose living and dining rooms, setting a sophisticated tone for gatherings. A stately, vaulted foyer leads you to the upper level where luxury and comfort continue. Here, the expansive primary suite offers mountain views and comes replete with an upgraded five-piece ensuite featuring Grohe fixtures and a Toto Water Closet. An additional spacious loft/den, two generously sized bedrooms, and ample storage options complete this level. Outside, the benefits of a corner lot are unmistakable: extra parking, enhanced privacy, and the bonus of no sidewalk snow maintenance. The triple garage, substantial driveway, and maintenance-free doors highlight the home's exterior functionality, while a lovely deck invites outdoor leisure. The convenience of this location cannot be overstated. Just steps from Fish Creek Provincial Park and its endless trails, and serene picnic table areas, near all levels of schools, the Canyon Meadows pool and fitness center, tennis courts, and golf and country club, residents also enjoy easy access to downtown, LRT, major shopping, and healthcare facilities. The promise of a lifestyle that balances tranquility with urban convenience makes 105 Candle PI SW a remarkable opportunity for those seeking an unparalleled living experience in Calgary.</p>					
Inclusions:		Water softener "as is"			
Property Listed By:		RE/MAX Landan Real Estate			

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







