



THE
A-TEAM

**RE/MAX
FIRST**

422 CANDLE Place, Calgary T2W 3B3

MLS® #: **A2150239** Area: **Canyon Meadows** Listing Date: **07/16/24** List Price: **\$1,499,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **8,944 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **3,281**
 Low Sqft:
 Ttl Sqft: **3,281**

DOM

62
Layout
 Beds: **7 (4 3)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Underground Sprinklers,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Instant Hot Water,Microwave,Oven,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Living Room | Main | 19`6" x 14`4" |
| Dining Room | Main | 14`11" x 12`1" |
| Bedroom | Main | 12`2" x 12`1" |
| Mud Room | Main | 9`1" x 6`5" |
| 2pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom - Primary | Upper | 17`8" x 13`6" |

| Room | Level | Dimensions |
|----------------|-------|---------------|
| Kitchen | Main | 15`0" x 13`7" |
| Breakfast Nook | Main | 10`0" x 10`0" |
| 3pc Bathroom | Main | 8`11" x 4`11" |
| Laundry | Main | 12`8" x 10`0" |
| Loft | Upper | 12`8" x 9`5" |
| Other | Upper | 10`7" x 6`5" |

| | | | | | |
|-------------------------|--------------|-----------------------|---------------------|--------------|-----------------------|
| 5pc Ensuite bath | Upper | 0`0" x 0`0" | Bedroom | Upper | 12`7" x 11`1" |
| Bedroom | Upper | 12`5" x 10`9" | 4pc Bathroom | Upper | 0`0" x 0`0" |
| Game Room | Lower | 32`6" x 14`9" | Bedroom | Lower | 13`2" x 12`10" |
| Bedroom | Lower | 10`11" x 10`3" | Bedroom | Lower | 12`11" x 12`2" |
| 3pc Bathroom | Lower | 8`5" x 7`7" | | | |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **9412399**

Remarks

Pub Rmks: **Discover prestigious Canyon Creek Estates, where this exceptional home offers breathtaking mountain views and easy access to Fish Creek Provincial Park and the Canyon Meadows Golf Club. Nestled on a large southwest-facing pie-shaped lot in a serene cul-de-sac, this immaculately maintained residence features over 5,000 sq ft of exceptionally designed living space and professionally landscaped grounds. The grand entrance is marked by a stunning chandelier visible through the expansive arched transom window above the front door. The foyer seamlessly flows through to the Great Room and showcases a magnificent winding open-riser staircase. This space boasts 19' ceilings and a striking two-storey gas fireplace and includes a massive arched window flooding the entire area with natural light. The large formal dining room is conveniently located next to the spacious kitchen, which features custom cabinetry, granite countertops, high-end appliances, a kitchen island with gas cooktop, a walk-in pantry, and a cozy breakfast nook. From here, step out onto a large, low-maintenance deck overlooking the private, park-like SW facing backyard. The main floor also includes a rare and spacious bedroom with its own private 4-piece accessible bathroom and walk-in closet, ideal for multi-generational living or those with mobility needs. The thoughtfully designed laundry room offers a built-in ironing board, ample counter space, a built-in hobby desk, and a laundry chute that drops into a four-compartment closet for easy sorting. Upstairs, the luxurious primary suite provides a tranquil sitting area, his-and-hers closets, and a spa-like ensuite with dual sinks, a glass-enclosed steam shower, and a two-person soaker tub. A catwalk separates the primary bedroom from two additional bedrooms, each featuring built-in desks, custom shelving, and arched windows. A sunlit loft/library area with mountain views offers an ideal office space. Another uniquely designed 4-piece bathroom with two separate counters/sinks and an enclosed shower/WC completes this level. The triple-car garage includes a wash basin with hot and cold water and a separate entrance from the garage down to the fully finished, bright walk-out basement with 9' ceilings. This lower level includes three additional bedrooms/offices, a 4-piece bathroom, zoned in-slab heating, a family room, a full-service wet bar and a HUGE storage room. Beyond its exquisite design and impressive curb appeal, this home offers convenient access to Stoney and Deerfoot Trails, top-rated schools, and all amenities. This remarkable property is truly in a class of its own.**

Inclusions: **N/A**
 Property Listed By: **Property Solutions Real Estate Group Inc.**

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











