



THE
A-TEAM

**RE/MAX
FIRST**

12940 CANDLE Crescent, Calgary T2W 5R9

MLS®#: **A2171129** Area: **Canyon Meadows** Listing Date: **10/05/24** List Price: **\$1,195,000**
 Status: **Active** County: **Calgary** Change: **-\$55k, 03-Dec** 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: **3,710**
 Low Sqft:
 Ttl Sqft: **3,710**

DOM

77
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Level,Private,See Remarks**
 Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`0" x 14`7"	Dining Room	Main	11`0" x 16`0"
Den	Main	13`0" x 14`0"	Laundry	Main	8`9" x 10`10"
Kitchen	Main	14`0" x 19`7"	Breakfast Nook	Main	9`0" x 11`0"
Family Room	Main	16`1" x 19`3"	Bedroom - Primary	Upper	14`0" x 19`6"
Bedroom	Upper	15`3" x 16`5"	Bedroom	Upper	12`1" x 17`5"

Bedroom	Upper	14`0" x 15`9"	Game Room	Basement	17`3" x 37`9"
Wine Cellar	Basement	5`4" x 5`8"	Media Room	Basement	15`4" x 21`0"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Introducing an exceptional and luxuriously appointed executive residence that sets a new benchmark for sophisticated living. This exquisite home boasts a four-car garage and a resort-like backyard, complete with an expansive outdoor pool and a sweeping stamped concrete patio, providing an idyllic setting for both relaxation and grand-scale entertaining. Upon entering, you're greeted by a magnificent foyer featuring an opulent Alladin lift, leading to a heart-of-the-home gourmet kitchen. This culinary haven is equipped with a vast granite island, a walk-in pantry, stainless steel appliances, and a five-burner gas stove, making it a chef's dream. Adjacent to the kitchen, a well-placed wet bar enhances the space, perfect for hosting. The inviting family room, with built-in storage and a cheerful breakfast nook, overlooks the beautifully landscaped oasis outside, seamlessly blending indoor and outdoor living. A substantial home office, alongside a formal living and dining area, offers additional refined spaces for both work and leisure. Ascend to the upper level where four oversized bedrooms await, including a grand primary bedroom with a luxurious five-piece ensuite, generous walk-in closets with built-ins, and extensive storage options. There is a Jack-n-Jill bathroom shared by two bedrooms and along with a full third bathroom on this level for the fourth bedroom. The newer developed lower level is an entertainer's delight, featuring a sophisticated wet bar, a chic wine cellar, a fresh three-piece bathroom, built-ins, and a cleverly designed Murphy bed for guests. Located just steps from Canyon Meadows C-Train and LRT stations, this home is not just a residence but a statement of unparalleled lifestyle opportunity, waiting for those who appreciate the very best.**

Inclusions: **Chest freezer in garage, Shelving in garage, Microwave in bar in basement**
 Property Listed By: **RE/MAX Landan Real Estate**

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









