

12940 CANDLE Crescent, Calgary T2W 5R9

A2171129 MLS®#: Area: **Canyon Meadows** Listing 10/05/24 List Price: **\$1,249,900**

Status: Active Calgary Change: -\$35k, 22-Oct County: Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 1989 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft: 7,362 sqft Ttl Sqft: 3,710

3,710

DOM

<u>Layout</u>

4 (4) 4.5 (4 1)

6 4

2 Storey

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

46

Access:

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

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air **Wood Frame** Sewer: Flooring:

Private Yard Ext Feat:

Carpet, Ceramic Tile, Hardwood Water Source:

> 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	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 15`4" x 21`0" **Basement** 2pc Bathroom Main 0'0" x 0'0" 5pc Ensuite bath Upper 0'0" x 0'0" 0'0" x 0'0" 0'0" x 0'0" 4pc Ensuite bath Upper 5pc Bathroom Upper 3pc Bathroom **Basement** 0'0" x 0'0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple 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







