



THE
A-TEAM

**RE/MAX
FIRST**

12940 CANDLE Crescent, Calgary T2W 5R9

MLS®#: **A2171129** Area: **Canyon Meadows** Listing Date: **10/05/24** List Price: **\$1,249,900**
 Status: **Active** County: **Calgary** Change: **-\$35k, 22-Oct** 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

46
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"





