



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12940 CANDLE Crescent, Calgary T2W 5R9**

MLS®#: **A2171129**      Area: **Canyon Meadows**      Listing Date: **10/05/24**      List Price: **\$1,285,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

**1**  
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"

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

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**







