



THE
A-TEAM

**RE/MAX
FIRST**

133 CANDLE Place, Calgary T2W 5R7

MLS®#: **A2186520**

Area: **Canyon Meadows**

Listing Date: **01/10/25**

List Price: **\$1,525,000**

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: **9,935 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,642**
Low Sqft:
Ttl Sqft: **2,642**

DOM

0

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Acreage with Residence**

Parking

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

Access:

Lot Feat:

Park Feat:

Cul-De-Sac, Lawn, Landscaped, Level, Underground Sprinklers, Yard Lights, Private, Treed Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached

Utilities and Features

Roof: **Clay Tile**
Heating: **Central, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Lighting, Private Yard**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Water Softener, Window Coverings**
Int Feat: **Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 9`1"	Living Room	Main	14`2" x 15`2"
Dining Room	Main	11`10" x 14`2"	Kitchen	Main	12`2" x 14`0"
Breakfast Nook	Main	8`4" x 13`10"	Family Room	Main	15`2" x 19`0"
Laundry	Main	6`1" x 10`6"	Bedroom - Primary	Upper	14`7" x 18`0"
Bedroom	Upper	12`4" x 13`2"	Bedroom	Upper	11`0" x 16`0"
Game Room	Basement	11`9" x 24`4"	Flex Space	Basement	10`5" x 13`1"
Bedroom	Basement	11`10" x 14`0"	Bedroom	Basement	12`4" x 12`9"

Furnace/Utility Room
4pc Bathroom
3pc Bathroom

Basement
Upper
Basement

9`2" x 16`0"
7`9" x 10`5"
4`11" x 9`7"

2pc Bathroom
5pc Ensuite bath

Main
Upper

5`0" x 7`2"
12`1" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8811083

Remarks

Pub Rmks:

One of the largest lot in Canyon Meadows! Discover refined living in this meticulously updated residence, where sophistication meets modern comfort. The grand entrance welcomes you with soaring vaulted ceilings and an elegant staircase, setting the tone for the exceptional spaces that await. Gleaming hardwood floors guide you through the open-concept layout, showcasing a harmonious blend of formal and casual living areas. The heart of this home features a gourmet kitchen adorned with premium appliances (Wolf commercial oven, Sub Zero fridge) custom cabinetry, and a generous island, complemented by a charming breakfast nook. A spacious deck extends the entertainment possibilities outdoors. The formal living and dining rooms provide distinguished spaces for elegant gatherings, while the inviting family room, anchored by a gas-burning fireplace, offers the perfect setting for daily relaxation. Ascend to find three generously proportioned bedrooms, including a luxurious primary suite featuring a fully renovated five-piece ensuite and a substantial walk-in closet. Two additional oversized bedrooms share a well-appointed four-piece bathroom. The walkout basement reveals two additional bedrooms and an expansive recreation room, enhanced by abundant natural light through extra windows. Step outside to discover a magnificent west-facing backyard, where mature landscaping creates a private oasis. A poured concrete basement patio provides an additional outdoor living space, perfect for enjoying the serene surroundings. Note: "Lux" triple panel windows, clay tile roof, newer high efficient furnaces, central air conditioning, heated triple garage with epoxy flooring etc. Only steps away from Fish Creek Park & Canyon Meadows Golf & Country Club. This exceptional residence combines thoughtful upgrades, spacious living areas, and outdoor beauty to create an extraordinary living experience!

Inclusions:
Property Listed By:

RE/MAX Landan Real Estate

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











