

\$2,000,000 - 12931 Candle Crescent Sw, Calgary

MLS® #A2083284

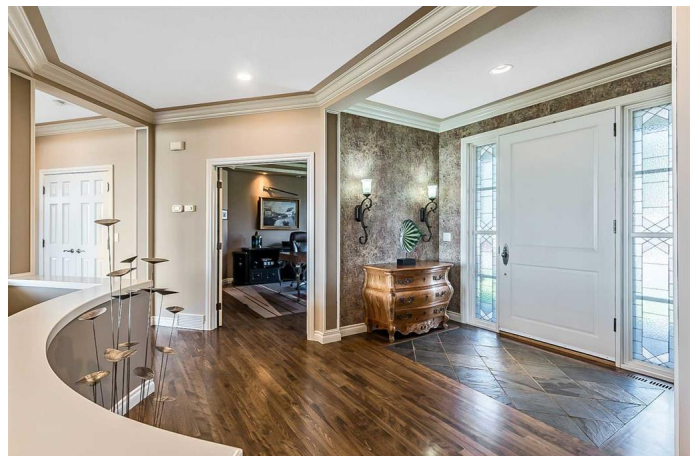
\$2,000,000

3 Bedroom, 4.00 Bathroom, 2,316 sqft

Residential on 0.35 Acres

Canyon Meadows, Calgary, Alberta

This breathtaking property is situated perfectly on the Ridge of Candle Crescent offering never ending sweeping valley views of Fish Creek Provincial Park, and spectacular vistas of the Majestic Rocky Mountains unlike any other. Feels like Heaven on Earth! Custom built by "Granville" this all brick bungalow walkout is in meticulous condition, move-in ready for you to live the lifestyle you've earned. Home sits on a huge 15,317 sqft lot, (over 1/3 acre), large west facing deck for entertaining or just relaxing enjoying the tranquility and sounds of wildlife and Fish Creek Park. Featuring 4180 ft.Â² of well appointed development. This stunning one-of-a-kind home is wrapped entirely with a full brick exterior, has four car attached garage with epoxy finished in slab heating. The interior features 9 to 11 foot coffered ceilings, on-site finished hardwood flooring exude unmistakable sense of estate quality. Upon entering the foyer you'll be emerged by the open concept design that seamlessly combines the formal dining room, custom designed kitchen with granite countertops, breakfast bar and working island, and a cozy breakfast nook. The focal great room with purposeful design large windows to capture the views and floor to ceiling spectacular stone fireplace (all the stone was brought up from Fish Creek). The serene primary bedroom continues to focus on the valley view and showcases a 5pce luxurious ensuite, customize walk-in closet. There's also a



private den/office with full wall cabinetry in built-ins, 2pce powder room, walk-in pantry, family sized mudroom that completes the main level. A graceful, curved staircase leads to the lower walkout level that offers 9 foot ceilings and in-floor heating to allow for very comfortable space year round. Oversize windows flood this level with natural light. This development leads itself to entertaining with a huge rec room complete with entertainment centre, wet bar, two additional bedrooms, 1-4pce and 1-3pce bathrooms, plus an exercise room with shower/steam room and tons of storage area. This is a home that sets the stage for a memorable gatherings. A rare opportunity to own this one of a kind incredible view lot. Donâ€™t miss this once in a lifetime opportunity to experience the grandeur and beauty that awaits you and your loved ones.

Built in 1996

Essential Information

MLS® #	A2083284
Price	\$2,000,000
Sold Price	\$1,850,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,316
Acres	0.35
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12931 Candle Crescent Sw
---------	--------------------------

Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5R9

Amenities

Amenities	None
Parking Spaces	6
Parking	Heated Garage, Insulated, Quad or More Attached, Tandem

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Steam Room, Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Stone
Has Basement	Yes
Basement	Finished, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Lawn, No Neighbours Behind, Landscaped, Level, Underground Sprinklers, Private, Views
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2023
Date Sold	November 21st, 2023
Days on Market	57
Zoning	R-C1

HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.