

\$999,900 - 105 Candle Place Sw, Calgary

MLS® #A2122626

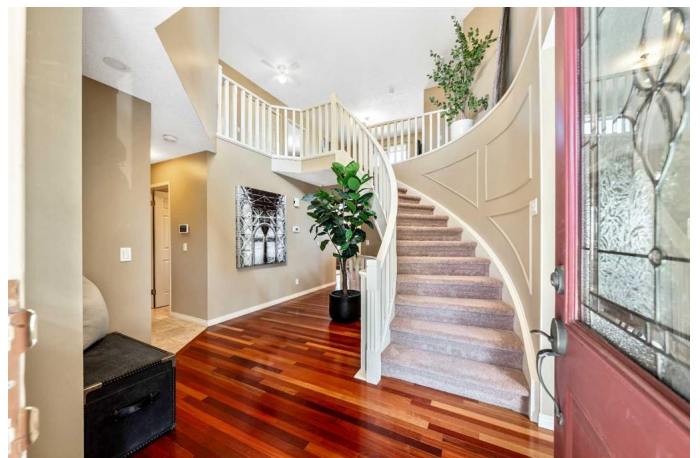
\$999,900

4 Bedroom, 4.00 Bathroom, 2,683 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

Stunning FAMILY HOME IN MINT CONDITION!! Welcome to your dream home, nestled in the coveted enclave of "Canyon Creek Estates". This exquisite four-bedroom, 3.5-bathroom estate is not only a testament to superior craftsmanship but also a sanctuary designed to cater to the needs of a modern family seeking quality, comfort, and convenience. Spanning an impressive 2,683 sq ft, this custom-built residence introduces luxury living with practicality at its core. The heart of this home is undoubtedly the recently updated chef's dream kitchen, which boasts an expanse of customized cabinetry, vast granite countertops, a breakfast bar, and top-tier appliances featuring a gas range. Mornings in the sunny, east-facing breakfast nook promise serene starts to the day, overlooking a cozy family room where the fireplace, flanked by built-in bookshelves, stands as the focal point. Unique to this family executive home is a sought-after feature: a MAIN FLOOR BEDROOM complemented by a FULL EN-SUITE 3-piece bathroom with a WALK-IN SHOWER, perfect for older family members, a live-in nanny, or guests, offering both privacy and convenience. The artisanal touch of Brazilian cherry hardwood flooring graces the grandiose living and dining rooms, setting a sophisticated tone for gatherings. A stately, vaulted foyer leads you to the upper level where luxury and comfort continue. Here, the expansive primary suite offers mountain views and comes replete with an upgraded



five-piece ensuite featuring Grohe fixtures and a Toto Water Closet. An additional spacious loft/den, two generously sized bedrooms, and ample storage options complete this level. Outside, the benefits of a corner lot are unmistakable: extra parking, enhanced privacy, and the bonus of no sidewalk snow maintenance. The triple garage, substantial driveway, and maintenance-free doors highlight the home’s exterior functionality, while a lovely deck invites outdoor leisure. The convenience of this location cannot be overstated. Just steps from Fish Creek Provincial Park and its endless trails, and serene picnic table areas, near all levels of schools, the Canyon Meadows pool and fitness center, tennis courts, and golf and country club, residents also enjoy easy access to downtown, LRT, major shopping, and healthcare facilities. The promise of a lifestyle that balances tranquility with urban convenience makes 105 Candle Pl SW a remarkable opportunity for those seeking an unparalleled living experience in Calgary.

Built in 1990

Essential Information

MLS® #	A2122626
Price	\$999,900
Sold Price	\$980,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,683
Acres	0.17
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	105 Candle Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5R7

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot, Cul-De-Sac, Lawn, Landscaped, Level, Street Lighting, Treed
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	July 16th, 2024

Days on Market	92
Zoning	R-C1
HOA Fees	125.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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