

\$900,000 - 402 Candle Place Sw, Calgary

MLS® #A2122667

\$900,000

3 Bedroom, 3.00 Bathroom, 1,860 sqft

Residential on 0.20 Acres

Canyon Meadows, Calgary, Alberta

This executive bungalow encompasses over 3,400 sq. ft. of living space. Located near Fish Creek Park and Canyon Meadows Golf Club sits on a large lot with south exposure in a quiet cul-de-sac in Canyon Creek Estates. The home features a functional design and includes a fully developed walkout basement. The spacious foyer welcomes you and opens up to the great room, that boasts high ceilings and plenty of windows. There is a 3-way gas fireplace separating the kitchen where you will find a large island and plenty of cabinets. Other features of the kitchen include custom built cabinetry, granite countertops, a walk-in pantry, and a nook for more relaxed meals. The dining room is located off the kitchen, which is spacious and open to the entry way separated by the staircase to the lower level. Adjacent to the entry area you will find double French doors leading into the main floor office.

The primary bedroom offers a walk-in closet and a spa-like ensuite with double sinks, a glass encased shower, and a soaker tub. The main floor laundry room has plenty of cabinets, and a sink next to the washer/dryer.

The large deck nearly spans the whole length of the back of the house. Here you will enjoy spending time with family and friends. The deck material is a maintenance free vinyl, with no need to sand and stain every year.

The staircase leading to the lower level is conveniently located between the dining room and the entry way. The lower level features 2 bedrooms, a large family room, and a huge



versatile office area. Also, there is a 4-piece bathroom, gas fireplace, built-in bookcases, a large flex room, a vacuum system, a 75 US gallon hot water tank, and an upgraded water softener.

The walkout leads to an exposed aggregate concrete pad and under the deck, the ceiling is finished with aluminum soffits and recessed lighting. The 3-car garage is insulated, drywalled, and painted.

This is an amazing property – Book your showing today!

Built in 1997

Essential Information

MLS® #	A2122667
Price	\$900,000
Sold Price	\$980,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,860
Acres	0.20
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	402 Candle Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3B3

Amenities

Parking Spaces	5
----------------	---

Parking	Triple Garage Attached
---------	------------------------

Interior

Interior Features	Central Vacuum, French Door
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Stone, Three-Sided, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	City Lot, Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, Treed
Roof	Cedar Shake
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	April 30th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.