

\$1,049,000 - 117 Candle Place Sw, Calgary

MLS® #A2146002

\$1,049,000

4 Bedroom, 4.00 Bathroom, 3,013 sqft

Residential on 0.17 Acres

Canyon Meadows, Calgary, Alberta

LARGE CANYON MEADOWS ESTATE HOME. Located on a quiet CUL DE SAC, this estate home offers over 4,300 sq feet of developed space with a WALKOUT BASEMENT. This home is perfect for a large or growing family wanting to be in an EXCELLENT LOCATION close to fish creek park and many other amenities. Greeted by spectacular curb appeal with a large driveway and THREE CAR ATTACHED GARAGE, this home is on a large lot with private fenced backyard. Inside this exquisite estate home you will find 4 bedrooms upstairs, 3.5 baths, and plenty of space to entertain and create memories. As you enter through the MAJESTIC FRONT DOORS you are greeted with an ELEGANT STAIR CASE and vaulted ceilings which create a BRIGHT and WELL-LIT ENTRANCE to this spectacular home - a very inviting and welcoming feeling. This home has had MANY UPGRADES and renovation including to the flooring, plumbing, deck/surface, bathroom (bath fitter), blinds, painting. Appliances, central vacuum, jetted tub and fireplaces all in "as-is" condition. Main floor includes an expansive living room, family room, and kitchen. Perfect for entertaining - with a beautiful sunny nook. The den makes an ideal home office or fitness room. The upstairs includes a large foyer overlooking the family room, and expansive primary bedroom with custom tile flooring, two-person jetted tub, large glass shower, and walk-in closet. Three additional bedrooms upstairs perfect for the



larger family. In the FULLY DEVELOPED WALK OUT BASEMENT, there is a wet-bar, plenty of storage, a large games room/rec room and another den, along with another bathroom. This home has tremendous potential for the discerning buyer - ideal for a family or buy/hold as an investment property. Easy access to FISH CREEK PARK, schools, restaurants, shopping, parks and golf course.

Built in 1989

Essential Information

MLS® #	A2146002
Price	\$1,049,000
Sold Price	\$970,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,013
Acres	0.17
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	117 Candle Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5R7

Amenities

Amenities	Other
Parking Spaces	6

Parking	Triple Garage Attached
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Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Skylight(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Front Yard
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	August 1st, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	125.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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