

\$1,499,900 - 422 Candle Place Sw, Calgary

MLS® #A2150239

\$1,499,900

7 Bedroom, 5.00 Bathroom, 3,281 sqft

Residential on 0.21 Acres

Canyon Meadows, Calgary, Alberta

Discover prestigious Canyon Creek Estates, where this exceptional home offers breathtaking mountain views and easy access to Fish Creek Provincial Park and the Canyon Meadows Golf Club. Nestled on a large southwest-facing pie-shaped lot in a serene cul-de-sac, this immaculately maintained residence features over 5,000 sq ft of exceptionally designed living space and professionally landscaped grounds. The grand entrance is marked by a stunning chandelier visible through the expansive arched transom window above the front door. The foyer seamlessly flows through to the Great Room and showcases a magnificent winding open-riser staircase. This space boasts 19'™ ceilings and a striking two-storey gas fireplace and includes a massive arched window flooding the entire area with natural light. The large formal dining room is conveniently located next to the spacious kitchen, which features custom cabinetry, granite countertops, high-end appliances, a kitchen island with gas cooktop, a walk-in pantry, and a cozy breakfast nook. From here, step out onto a large, low-maintenance deck overlooking the private, park-like SW facing backyard. The main floor also includes a rare and spacious bedroom with its own private 4-piece accessible bathroom and walk-in closet, ideal for multi-generational living or those with mobility needs. The thoughtfully designed laundry room offers a built-in ironing board, ample counter space, a built-in hobby



desk, and a laundry chute that drops into a four-compartment closet for easy sorting. Upstairs, the luxurious primary suite provides a tranquil sitting area, his-and-hers closets, and a spa-like ensuite with dual sinks, a glass-enclosed steam shower, and a two-person soaker tub. A catwalk separates the primary bedroom from two additional bedrooms, each featuring built-in desks, custom shelving, and arched windows. A sunlit loft/library area with mountain views offers an ideal office space. Another uniquely designed 4-piece bathroom with two separate counters/sinks and an enclosed shower/WC completes this level. The triple-car garage includes a wash basin with hot and cold water and a separate entrance from the garage down to the fully finished, bright walk-out basement with 9â€™™ ceilings. This lower level includes three additional bedrooms/offices, a 4-piece bathroom, zoned in-slab heating, a family room, a full-service wet bar and a HUGE storage room. Beyond its exquisite design and impressive curb appeal, this home offers convenient access to Stoney and Deerfoot Trails, top-rated schools, and all amenities. This remarkable property is truly in a class of its own.

Built in 1997

Essential Information

MLS® #	A2150239
Price	\$1,499,900
Sold Price	\$1,300,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,281
Acres	0.21

Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	422 Candle Place Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3B3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Walk-In Closet(s), Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Wet Bar
Appliances	Dishwasher, Refrigerator, Dryer, Garburator, Garage Control(s), Gas Cooktop, Humidifier, Instant Hot Water, Microwave, Oven, Range Hood, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Treed, Underground Sprinklers
Roof	Cedar Shake
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

422 CANDLE PLACE SW

REC-A MEASUREMENT STANDARD - CALGARY, AB
 MAIN LEVEL (AG) - 1815.58 Sq Ft / 168.67 m²
 UPPER LEVEL (AG) - 1465.75 Sq Ft / 136.17 m²
 TOTAL ABOVE GRADE RMS SIZE - 3281.33 Sq Ft / 304.84 m²

BASEMENT DEVELOPED AREA (BG) - 1710.55 Sq Ft / 158.91 m²
 BASEMENT UNDEVELOPED AREA (BG) - 108.25 Sq Ft / 10.05 m²
 TOTAL AG/BG AREA - 5100.13 Sq Ft / 473.80 m²



Additional Information

Date Listed	July 16th, 2024
Date Sold	October 26th, 2024
Days on Market	100
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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