



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12940 Candle Crescent SW
Calgary, Alberta

MLS # A2118602



\$1,349,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,712 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Quad or More Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound		
Inclusions:	Chest freezer in garage, Shelving in garage, microwave in bar in basement		

Looking for an expansive home in the SW? Welcome to 12940 Candle Crescent SW in the beautiful enclave of Canyon Creek Estates. This 4 bed, 4.5 bath air-conditioned executive home has all the space you need inside and out, situated on a quiet street steps from Fish Creek Park. Your cars will also have lots of space in the 4-car tandem attached garage. When you enter the home look up and take note of the massive light fixture which can be lowered with an Aladdin Lift for easy cleaning! On the main level, this home boasts both formal and informal living/dining options for any get-together you might hold in this elegant space. A laundry room/mudroom, bathroom and office complete the first floor. Before you head upstairs, don't miss the beautiful backyard with a large inground pool surrounded by a concrete-stamped patio. On the second floor, you will find an impressive primary bedroom, with a massive walk-in closet and spa-like ensuite with heated floors. There is another large bedroom with its' own ensuite. Finally, the third and fourth bedrooms share a large Jack and Jill bathroom. Need more space? In the finished basement, you will find a queen-sized Murphy bed if you need an extra bed for guests. Lots of extra room in the basement for a gym, games area or both! You will be ready for entertaining in this rec room with a bar and expansive media/TV watching area. A storage room, a large 3-piece bathroom and an entire wall of cabinets complete the basement. Most recent updates to the home include new blinds in the family room/kitchen nook(February), new carpet in family room(January), basement painted 2022, HWT 2022(second one replaced in 2015). Other updates include roof(2013), basement development(2012), both furnaces and all bathrooms updated approx 10 years ago. Book your showing today and start planning your first pool party!

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