

# \$1,499,999 - 422 Candle Place Sw, Calgary

MLS® #A2205672

**\$1,499,999**

4 Bedroom, 5.00 Bathroom, 3,191 sqft

Residential on 0.21 Acres

Canyon Meadows, Calgary, Alberta

**\$100,000 PRICE REDUCTION!!! PRICED FOR IMMEDIATE SALE!!! AMAZING!!!** is the only way to describe this gorgeous estate home located in the very desirable Canyon Meadows Estate neighborhood. Almost 5,000 sq. ft. of updated luxury on three levels. The moment you open the door, you are welcomed by a stunning open curved staircase, two story high ceilings and a modern open kitchen with a huge island for entertaining. Freshly finished hardwood floors, new granite countertops throughout with all new sinks and new fixtures, new air conditioning, new hot water tank, new toilets, all new quality appliances, new carpeting, new tasteful interior paint, new vanity lights, new pot lights, multiple interior stained glass doors, heated basement floors, a rare and desirable entrance directly into the basement from the garage, a fully heated triple garage, a new high quality asphalt roof with new gutters and all the Poly B piping has been replaced with new Pex piping. Your family and friends will be extremely impressed with the "WOW" factor of this turnkey move-in ready home. Priced sharp to sell quickly - nothing compares in this price range!!!

Built in 1997

## Essential Information

MLS® # A2205672

Price \$1,499,999



Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,191
Acres	0.21
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

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

### Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Closet Organizers, French Door, Granite Counters, Vinyl Windows, No Smoking Home, Recessed Lighting, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Freezer, Garburator, Gas Cooktop, Humidifier, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Walk-Out, See Remarks

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	55
Zoning	R-CG

### Listing Details

Listing Office	Greater Property Group
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