

**422 Candle Place SW
 Calgary, Alberta**

MLS # A2150239



\$1,499,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,281 sq.ft.	Age:	1997 (27 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Underground Sprink		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

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 9’ 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.