422 Candle Place SW
Calgary, Alberta

MLS # A2205672

$1,525,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,191 sq.ft.	**Age:**	1997 (28 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Other, See Remarks	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, See Remarks, Walk-Out To Grade	**LLD:**	-
Exterior:	See Remarks, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: Central Vacuum & attachments

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!!!