

\$1,100,000 - 12898 Candle Crescent Sw, Calgary

MLS® #A2263269

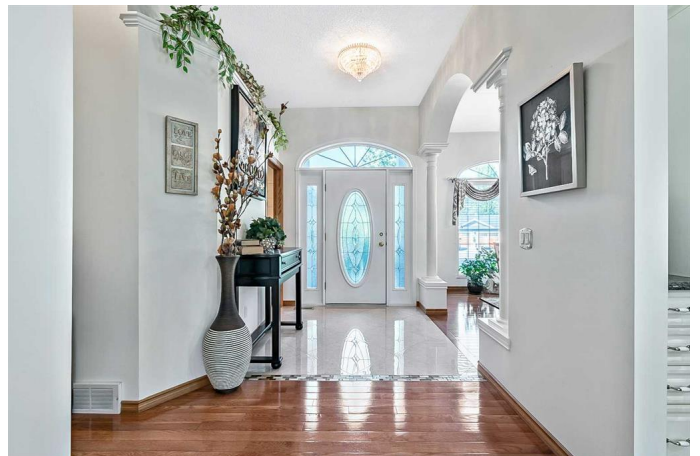
\$1,100,000

4 Bedroom, 4.00 Bathroom, 1,892 sqft

Residential on 0.21 Acres

Canyon Meadows, Calgary, Alberta

*** OPEN HOUSE SAT OCT. 11th from 1-3pm*** This exceptional executive bungalow offers over 3,100 square feet of refined living space in the prestigious Canyon Creek Estates within the highly sought-after Canyon Meadows community. Perfectly positioned near Fish Creek Park and Canyon Meadows Golf Club, this remarkable home sits on an expansive, tranquil lot that provides both privacy and space for outdoor enjoyment. The thoughtfully designed layout features a welcoming foyer that flows seamlessly into a formal dining area with soaring 10-foot ceilings and abundant natural light. The open floor plan showcases a three-way gas fireplace that elegantly separates the living spaces from the gourmet kitchen. The culinary centerpiece boasts a substantial island, extensive cabinetry, custom built-ins, granite countertops, and a charming breakfast nook for casual dining. The primary bedroom serves as a private retreat with a generous walk-in closet and spa-inspired ensuite featuring a glass-enclosed shower and relaxing soaker tub. A second bedroom includes its own ensuite and walk-in closet, while a convenient two-piece bathroom completes the main level. The well-appointed laundry room offers ample storage and workspace with built-in cabinetry and utility sink. The fully developed walk-up basement expands the living space with two additional bedrooms, a spacious family room, second gas fireplace, and four-piece bathroom. A versatile flex room and



impressive nine-foot ceilings enhance the lower level's functionality and appeal. Outdoor living is maximized with a large covered deck featuring maintenance-free vinyl materials, perfect for year-round entertaining. The massive yard provides endless opportunities for family gatherings and outdoor recreation in this exceptional property. Recent upgrades include the exterior stucco & shingles, and all four bathrooms. This home's exclusive location puts you within walking distance to schools of all levels, fitness facilities, tennis courts, LRT, public transportation, all your amenities, and the natural beauty of Fish Creek Park and the prestigious Canyon Meadows Golf & Country Club!

Built in 1997

Essential Information

MLS® #	A2263269
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,892
Acres	0.21
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12898 Candle Crescent Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 3B3

Amenities

Amenities None
Parking Spaces 6
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Walk-Up To Grade

Exterior

Exterior Features BBQ gas line
Lot Description Corner Lot, Landscaped, Lawn, Level, Treed, Underground Sprinklers
Roof Asphalt
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 8th, 2025
Days on Market 1
Zoning R-CG
HOA Fees 150
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Landan Real Estate

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