

**94 Candle Terrace SW**  
**Calgary, Alberta**

**MLS # A2296042**



**\$575,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

**STUNNING 4-LEVEL SPLIT TOWNHOME IN CANYON MEADOWS** — SPACIOUS, BRIGHT & BEAUTIFULLY UPDATED  
 Welcome to this SPACIOUS AND UPDATED 4-LEVEL SPLIT TOWNHOME in the heart of CANYON MEADOWS, offering INCREDIBLE VALUE in a WELL-MANAGED COMPLEX WITH LOW CONDO FEES. Ideally located just steps to FISH CREEK PARK, this home delivers the perfect blend of LIFESTYLE, CONVENIENCE, AND NATURE. Featuring 3 BEDROOMS AND 2.5 BATHROOMS, this thoughtfully designed layout is filled with NATURAL LIGHT. The OPEN-TO-ABOVE LIVING ROOM impresses with SOARING CEILINGS, a CORNER FIREPLACE, and EXPANSIVE EAST-FACING WINDOWS overlooking your PRIVATE BACK DECK AND YARD. The UPDATED KITCHEN showcases NEW APPLIANCES, REFRESHED QUARTZ COUNTERTOPS, CRISP WHITE BACKSPLASH, and a PANTRY, along with ample space for casual dining. A SEPARATE FORMAL DINING AREA provides the perfect setting for entertaining. The PRIMARY SUITE is truly KING-SIZED, featuring an UPDATED ENSUITE with NEUTRAL TILE AND FLOORING, creating a calm and comfortable retreat. Two additional bedrooms are well-sized and share a MODERN BATHROOM WITH WALK-IN SHOWER. An UNFINISHED BASEMENT MECHANICAL AREA offers EXCELLENT STORAGE with FUTURE DEVELOPMENT POTENTIAL, adding flexibility for growing needs. Recent upgrades include NEW CARPET, FRESH NEUTRAL PAINT, UPDATED LIGHTING, and REFRESHED KITCHEN AND BATHROOM SURFACES, making this home MOVE-IN READY. Enjoy the convenience of a DOUBLE ATTACHED GARAGE, VISITOR PARKING, and a QUIET LOCATION WITHIN THE COMPLEX, featuring an EAST-FACING BACKYARD

and SUNNY WEST FRONT EXPOSURE. Close to TRANSIT, SCHOOLS, SHOPPING, AND MAJOR ROUTES, this home is ideal for those seeking SPACE, STYLE, AND A LOCK-AND-LEAVE LIFESTYLE NEAR NATURE. (PLEASE NOTE: NO DOGS PERMITTED IN THIS COMPLEX.)