

87 Candle Terrace SW
Calgary, Alberta

MLS # A2297042



\$509,999

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,726 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, See Remarks		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	Freezer (garage), Mini-Fridge (basement), Community Mailbox Key, Unit Keys		

Meticulously maintained and updated townhome in coveted Fish Creek Villas. Positioned in one of the most desirable locations within the complex, this unit's west-facing deck overlooks a beautifully landscaped backyard. With many premium upgrades and renovations over the years, you'll want for nothing. The upgraded kitchen is beautifully appointed with expansive granite countertops, premium ceiling-height wood cabinetry, and thoughtfully designed custom storage. Complete with pristine stainless steel appliances, a walk-in pantry, and a sunny breakfast nook, this space is both highly functional and ideal for everyday living or entertaining. The main floor showcases soaring vaulted ceilings and a cozy gas fireplace, creating a warm and inviting atmosphere. Upstairs, the spacious primary retreat features a luxurious 5-piece ensuite, alongside two additional bedrooms, a beautifully updated full bathroom with an oversized walk-in shower, and the convenience of upper-level laundry. Thoughtful updates throughout include newer flooring, refreshed bathrooms, and a high-end polyaspartic epoxy floor in the insulated double garage, additionally new triple paned windows were installed only a few years ago. Outside, the west-facing backyard is perfectly suited for relaxing or entertaining with a private patio and gas BBQ hookup. The unspoiled basement is immaculate and offers excellent storage, while also presenting outstanding potential for additional living space. This well-managed condominium corporation has completed numerous significant upgrades, including newer roof shingles, new asphalt roadways and driveways, and in-ground sprinkler system, all while maintaining low condo fees! Fish Creek Provincial Park is minutes away and features incredible pathways for walking, hiking, biking and more. The location is amenity rich, with excellent proximity to

shopping, schools, public transit and more. Please note: the corporation does not allow dogs. Cats okay on board approval.