



\$ 1,199,000.00

27 CANDLE COURT SW CALGARY

<https://paulbrinton.com>

Nestled in a quiet cul-de-sac on a large south facing walkout lot backing directly onto Fish Creek Provincial Park, this home is a truly special find. Over 5,000 square feet of living space including 5 bedrooms, 3.5 baths, two wood burning fireplaces, main floor laundry/mud room, a fully developed walkout...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 1 and Half Storey

MLS ® #: A1149061

Type: Detached

Bedrooms: 5

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-17 18:33:16

Bathrooms: 4

Bedrooms Above Grade: 5

Date added: 10/01/21

Two Piece Bath: 1

Lot size: 15113 sq ft

Year built: 1968

Parking: Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized, Paved

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Wood Burning

Exterior Features: Other

District: CAL Zone S

Inclusions: Basement Projector + Screen

Lot Features: Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Irregular Lot

Heating Type: Baseboard, Boiler, Fireplace(s)

Total Parking: 6

Flooring: Carpet, Ceramic Tile, Hardwood

Community Features: Golf, Park, Schools Nearby

Fencing: Partial

Cooling: None

Interior Features: Granite Counters, Wet Bar

Roof Type: Cedar Shake



PROPERTY INFORMATION

Basement: Finished, Walk-Out

Laundry features: Laundry Room, Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 9

Suite: No

Frontage Metres: 7.62M 25`0"

Living Area SF: 3043.00

Structure Type: House

Restrictions: Restrictive Covenant-Building Design/Size

Levels: One and One Half

Zoning: R-C1

List Price Square Foot: \$ 394.02

Photo Count: 50

Construction Materials: Brick,Wood Frame,Wood Siding

Foundation: Poured Concrete

Appliances: Dishwasher,Double Oven,Gas Stove,Microwave,Refrigerator,See Remarks,Water Softener,Window Coverings

Subdivision Name: Canyon Meadows

Lot Size Acres: 0.35

