



GRASSROOTS

REALTY GROUP

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12031 Candiac Road SW
Calgary, Alberta

MLS # A2303491



\$934,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,241 sq.ft. | Age: | 1970 (56 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Off Street, On | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, See Remarks, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Backyard Shed

Experience a complete, Professionally Curated Renovation that elevates this home to a new level of luxury. Meticulously reimagined from top to bottom with 4 bedrooms and 4 bathrooms, every element has been crafted to deliver a refined, One-of-a-kind living experience. Resulting in a truly an exceptional luxury residence unlike any other that stands apart in Canyon Meadows. From the street, you’ll be captivated by the all-new Hardie board siding, New Custom-designed window package, New roof, New concrete all around, and an Oversized Garage—Curb appeal that is second to none. Walk through the front door and into a bespoke home with 2328 sqft of living space. You will be met with Engineered Hardwood Flooring, Heated Bathroom Tiles, and Brushed Gold finishes throughout. The interior is flooded with natural light, creating a bright and elegant atmosphere. The Kitchen is a stunning showcase of custom design and craftsmanship—Featuring Schenk Painted Custom Cabinetry with an Oak finished extra large island with storage, Pull-out Waste & Recycling, Under cabinet lighting, Quartz countertops, Samsung appliance package, and an Oak trimmed built-in hood range. Every detail has been thoughtfully considered and beautifully executed. The Master bedroom suite offers an elegant experience, complete with a spa-like Custom Rainfall Shower finished with Custom Tile work and Heated floors, The large Walk-in closet is complete with built-ins. The Second bedroom has ample storage and lots of natural light. The Main Bathroom includes tasteful finishes and a polished look with Heated tile flooring. Luxury touches continue into the Completely reimagined Basement which features another Master bedroom complete with its own separate Full Bathroom and a Second spacious Bedroom. The Signature Wet bar is complete with Cabinet lighting, wine

racks, and glass built in shelves. The beautiful laundry room is finished with Quartz countertops and a sink for added convenience. The basement also features Massive windows, storage room, and a huge Main full Bathroom offering plenty of room for everyday comfort. Behind the new drywall, the home was re-engineered from the studs and up for modern luxury with new electrical and plumbing throughout and complete with all city permits. Also featuring a high-efficiency Rheem furnace and Rheem tankless hot water on demand, and air conditioning. If you're looking for a Home that truly sets itself apart — Distinguished by Unmatched Design, Integrity, and Finish. — This Is Truly The One!