



GRASSROOTS
REALTY GROUP

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438 Candle Place SW
Calgary, Alberta

MLS # A2315172



\$1,335,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,061 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, No Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the prestigious Canyon Creek Estates, this custom built two-storey triple car garage home sits on an oversized, beautifully treed lot. The fully fenced backyard with mature trees, an expansive lawn, refreshed deck and a gazebo create a true outdoor retreat with room for kids to play, summer entertaining, and quiet evenings surrounded by greenery. The maintenance-free landscaping with decorative shale and natural boulders frames the property through every season. Inside, over 4,500 sq ft of finished living space has been meticulously maintained and thoughtfully updated. The main floor showcases gleaming hardwood, 9-ft ceilings, and plantation shutters throughout. The heart of the home is the luminous white kitchen with granite counters, double sink setup, a gas cooktop, and a generous pantry, opening to a bright dining area and a family room anchored by a floor to ceiling stone fireplace. A formal living and dining room with massive windows, dedicated main floor office, powder room, and oversized laundry/mudroom complete the level. The open to above entry way leads upstairs to four oversized bedrooms include a large primary suite with a walk-in closet and 5-piece ensuite featuring a soaker tub, glass shower, and double vanity. The fully finished basement consists of 9-ft ceilings, a large rec room with custom built-ins, a fifth bedroom, and a spa-style steam shower. Extensively cared for, with recent upgrades including lighting (2026), deck and upstairs bath refresh (2025), primary ensuite bathroom refresh (2024), central air conditioning (2024), full Poly-B to PEX plumbing replacement and two hot water tanks (2022), a lifetime rubber roof, and a heated triple garage with hot/cold taps and side entry. All of this just steps from Fish Creek Park and within walking distance to top rated schools, transit, shopping, recreation, and the Canyon Meadows

Golf & Country Club. This rare blend of space, privacy, and location is move in ready, awaiting you to call it home.