



GRASSROOTS
REALTY GROUP

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118 Candle Terrace SW
Calgary, Alberta

MLS # A2347133



\$525,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,708 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Track Lighting		
Inclusions:	N/A		

Welcome to 118 Candle Terrace SW. Conveniently located, just steps to Fish Creek Park, this updated townhouse condo has it all. With over 1700 square feet above grade, this well layed out townhouse features very large rooms and has been upgraded with luxury vinyl plank flooring. The spacious living room features a corner gas fireplace and huge windows allowing for plenty of light. The light and bright dining room that overlooks the living room has room for the whole family and features built-in cabinets for extra storage. You will love the upgraded kitchen with upgraded cabinets, quartz countertops, built-in storage, bar fridge, built-in microwave, stainless steel appliances, eating bar and walk in pantry. The upper floor has the massive primary bedroom with 5 piece ensuite with double sinks and a soaker tub. The second bedroom, den (could be third bedroom but no closet) and the main bath round out this floor. The basement is finished with a bonus room and large storage area. The double attached garage is an added bonus. Enjoy your morning coffee on the large back yard deck that is accessed from the living room. Book your showing today!