

12040 Candiac Road SW
Calgary, Alberta

MLS # A2180892



\$649,900

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: Basement Fridge

Welcome to this meticulously maintained bungalow, where modern comfort meets thoughtful design. This 1,235 square foot home showcases an open-concept floor plan that seamlessly connects living spaces, perfect for both everyday life and entertaining. The heart of the home features a renovated kitchen equipped with high-end amenities, quartz counter-tops, including a gas stove, custom cabinetry, and stainless-steel appliances. A stylish beverage center and island provide additional functionality, while the trendy tile backsplash adds contemporary flair. The expansive living room centers around a cozy gas fireplace, flowing naturally into an open dining area. The primary bedroom offers luxury and convenience with a two-piece ensuite and an oversized walk-in closet. A second generous bedroom features patio doors leading to a private deck, while a four-piece bathroom with granite serves the main level. The fully finished basement expands the living space with a substantial family room, complete with a second gas fireplace, an additional bedroom, workshop area, and laundry facilities. Outside, a single detached garage and fully fenced east-facing backyard provide privacy and functionality. Recent updates include new roof shingles (2017), a furnace (2024), and central air conditioning. The location offers exceptional convenience, with walking access to schools at all levels, public transportation, outdoor recreational facilities, and the natural beauty of Fish Creek Park. This thoughtfully designed home combines modern amenities with practical living spaces, creating an ideal environment for comfortable family living!