



# 12040 Candiac Road Calgary Alberta

\$649,900

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! (id:6769)

Family room 11.75 Ft x 23.67 Ft

Recreational, Games room 9.17 Ft x 15.33 Ft

Bedroom 12.83 Ft x 14.00 Ft

Laundry room 10.92 Ft x 14.92 Ft

Other 4.25 Ft x 9.58 Ft

Living room 11.92 Ft x 18.92 Ft

Dining room 6.75 Ft x 8.42 Ft

Kitchen 12.17 Ft x 12.67 Ft

Primary Bedroom 7.08 Ft x 15.50 Ft

Bedroom 12.17 Ft x 15.33 Ft

Other 3.67 Ft x 7.00 Ft

4pc Bathroom 7.17 Ft x 9.08 Ft

2pc Bathroom 4.42 Ft x 5.92 Ft

Listing Presented By:



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