BARNES INTERNATIONAL REALTY | Québec

62 Rue d'Edimbourg Candiac (Montérégie)

Reference: 12337611

$ 2,649,000

4 Bedrooms 3 Bathrooms 5 085 ft² / 13 602 ft²

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Informations non contractuelles

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Bedrooms : 4	Bathrooms : 3	Rooms : 27
Shower rooms : 1	Property area : 5 085 ft²	Plot size : 13 602 ft²

Construction : 2006

62 d'Édimbourg Stunning high-end modern detached home, almost entirely renovated since purchase. Set on a large lot backing onto the former Candiac Golf Course, it features a private backyard with an in-ground pool. 5-car garage plus driveway for 4 vehicles. Offers 4 bedrooms, 3 full bathrooms and a powder room. Open-concept main floor with impressive glass wall overlooking the yard. Fully optimized basement with multiple living areas and abundant storage. Turnkey and perfect for family living.

62 d'Édimbourg — CandiacBacking onto the former Candiac Golf Course, 62 d'Édimbourg enjoys a truly exceptional setting offering privacy, tranquility and open green views. This rare positioning creates a peaceful and exclusive atmosphere that is highly sought after.Almost entirely renovated since purchase and meticulously maintained, this high-end modern detached home features elegant, light-filled living spaces designed for both comfort and functionality. Please refer to Annex G for the complete list of renovations and improvements.Set on a spacious lot, the intimate backyard is beautifully landscaped and includes a stunning in-ground pool, generous entertaining areas and unobstructed views over the former golf course, allowing you to fully enjoy the privacy of having no rear neighbors.The property offers a 5-car garage plus driveway parking for 4 additional vehicles — a rare and valuable feature.Inside, the home includes 4 bedrooms, 3 full bathrooms and a powder room. The open-concept main floor is highlighted by a spectacular full-height glass wall that floods the space with natural light while showcasing the serene backyard setting. The kitchen flows seamlessly into the dining and living areas, creating an ideal environment for family living and entertaining.The fully optimized basement offers multiple versatile living areas that can accommodate a family room, home theater, gym or office, along with abundant storage throughout.Located in one of Candiac's most desirable family-friendly neighborhoods, the property is close to well-regarded schools such as École primaire Jean-Leman, École Saint-Marc and École secondaire Fernand-Seguin. Parks, bike paths, sports facilities, daycares and local services are all nearby.With quick access to Highways 15, 30 and 132, as well as the Candiac commuter train station, the location provides an ideal balance

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between peaceful residential living and convenient connectivity to Montreal and the South Shore.62 d'Édimbourg presents a rare opportunity to own an exceptional home in a private, prestigious and highly desirable setting.

Included : -Pool equipment and accessories -All curtains in the property -Thermador oven -Thermador induction cooktop -Dishwasher -Kitchen refrigerator -Basement bar refrigerator and dishwasher -Garage refrigerator -LG washer and dryer -Dining room table and chairs -Breakfast area table and chairs -Kitchen island stools -All mirrors and light fixtures

Excluded : -Televisions and their sound systems -Car lift -Gym equipment

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