



THE A-TEAM

RE/MAX FIRST

240 CITADEL HILLS Place, Calgary T3G 3V6

MLS#: A2137927 Area: Citadel Listing 06/03/24 List Price: \$749,900
Status: Active County: Calgary Change: -\$25k, 25-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1992
Finished Floor Area
Abv Sqft: 1,778
Low Sqft:
Ttl Sqft: 1,778

Lot Information

Lot Sz Ar: 7,362 sqft
Lot Shape:

DOM

25
Layout
Beds: 4 (3 1)
Baths: 2.5 (2 1)
Style: 5 Level Split

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, Landscaped, Many Trees, Open Lot, Other, Pie Shaped Lot, See Remarks, Treed
Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Other, Private Yard, Storage

Construction: Vinyl Siding, Wood Frame
Flooring: Hardwood, Laminate, Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Int Feat: Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Breakfast Nook, Family Room, Laundry, Mud Room, Walk-In Closet.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Dining Room, Family Room, Furnace/Utility Room, Foyer, Storage.

Bedroom - Primary
Bedroom
2pc Bathroom
Bedroom

Upper
Upper
Main
Lower

12`8" x 11`7"
11`2" x 8`3"
5`4" x 5`1"
11`3" x 10`5"

Bedroom
4pc Ensuite bath
3pc Bathroom

Upper
Upper
Upper

11`9" x 8`3"
9`11" x 4`11"
10`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9211284

Zoning:
R-C1

Remarks

Pub Rmks:

PRIME LOCATION!!! Located in a quiet cul-de-sac in the desirable community of Citadel, Calgary, this custom-built 5-level split home is perfect for families. Offering 2,792 sqft of total living space on this 7,362 sqft lot, this home features a large private lawn and a beautifully landscaped backyard with mature trees and vibrant flowers. The standout feature is the backyard, boasting seven outdoor seating areas (including the gazebo) ideal for gathering with family and friends. A hot tub, located under the deck for added privacy, adds to the luxurious outdoor experience! Inside, the home offers a primary bedroom with a walk-in closet and ensuite with a jetted jacuzzi, 2 more bedrooms and another three-piece bath. Walk down and be greeted by the vaulted ceilings, welcoming you to the dining room and additional seating area. In the kitchen you will notice updates such as granite counters, backsplash, newer appliances and luxury vinyl tile flooring. Enjoy your garden views off one of two balconies from the kitchen and appreciate the etched glass and historic glass inserts within the privacy walls. The custom-designed front entry door welcomes you to the main level adorned with genuine slate flooring. With access to the insulated and dry-walled double attached garage, this home ensures ample space for parking and storage. The main floor also includes a half bath, a laundry room shared with the mudroom and a spacious living room with a gas burning fireplace. Walk down to the fully finished WALK-OUT basement developed by Homes by Avi that not only leads to the hot tub, but also features a home theater system, providing an ideal space for family gatherings and entertainment. But wait, there's more! Walk down another set of stairs and find yourself with the fourth bedroom and additional storage rooms completing the home. This home has seen numerous modern upgrades over the years, including a new roof, siding, duradeck, railings, privacy walls, triple glazed low E windows, and under-deck storage. Further updates include a Kinetico water softener and filter, a concrete pad for the hot tub and enclosing the area. This meticulously maintained home reflects the pride of ownership, evident in every detail and upgrade throughout the property. Conveniently located close to schools, shopping and other amenities. Don't miss the opportunity to own this beautiful property with its breathtaking backyard oasis. Call your favourite Realtor today!

Inclusions:
Property Listed By:

Alarm System, Gazebo, Metal Shed, Hot Tub, Home Theatre System.
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













