



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**196 CITADEL MEADOW Close, Calgary T3G 4T4**

MLS® #: **A2139691**

Area: **Citadel**

Listing Date: **06/10/24**

List Price: **\$729,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,639 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Front Yard**  
Park Feat: **Double Garage Attached,Driveway,Insulated**

DOM

**18**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **390**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Central Vacuum,Closet Organizers**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	48`7" x 44`3"
Breakfast Nook	Main	41`8" x 34`5"
Foyer	Main	26`7" x 18`1"
Bonus Room	Upper	59`1" x 41`8"
Bedroom	Upper	39`0" x 38`1"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	48`7" x 43`8"
Kitchen	Main	41`0" x 37`1"
Bedroom - Primary	Upper	51`2" x 56`1"
Bedroom	Upper	45`3" x 31`6"
4pc Bathroom	Upper	
3pc Bathroom	Basement	
Office	Basement	35`9" x 39`4"

Furnace/Utility Room  
Game Room

Basement  
Basement

38`1" x 59`9"  
54`9" x 33`2"

Workshop

Basement

32`10" x 56`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1N**

**0010208**

Remarks

Pub Rmks:

**Welcome home to this meticulously maintained and lovingly cared for property. Your family will enjoy the functional floor plan, the 9 foot ceiling, the soft finish corners on interior walls & freshly painted walls, the spacious foyer, the semi formal dining room, the cozy family room with a gas fireplace, the roomy and renovated kitchen with new appliances, and eating area that leads on to the deck with West backyard. You will be thrilled to view the large master bedroom with 4-Piece en-suite and a good size walk-in closet, the bright and spacious bonus room and the 2 other bedrooms and the full bathroom on upper floor. Walking down the stairs into the lower level leads you to a fully finished basement that offers a workshop which can easily be switched into the bedroom, a recreation room, an office as well as a 3-piece washroom and a new furnace . Call today to view this beauty that is located in one of the most quiet location in the well established neighborhood of Citadel, yet a short walk to ST. BRIGID school, the Citadel Park Elementary school and few minutes drive to all other amenities.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Mountain View)**

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













