



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 CITADEL ESTATES Terrace, Calgary T3G 4S4**

MLS®#: **A2140450**

Area: **Citadel**

Listing **06/11/24**

List Price: **\$785,888**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **7,050 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,794**  
Low Sqft:  
Ttl Sqft: **1,794**

DOM

**26**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,High Efficiency,Exhaust Fan,Fireplace(s),Forced Air,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Storage**

Construction: **Brick,Concrete,Other,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Electric Oven,Electric Stove,Garage Control(s),Gas Water Heater,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Dry Bar,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	14`11" x 14`7"	Dinette	Main	8`8" x 9`5"
Kitchen	Suite	8`8" x 16`0"	Office	Main	9`9" x 10`1"
Bedroom	Main	11`6" x 11`7"	4pc Bathroom	Main	8`1" x 4`11"
Bedroom - Primary	Second	19`2" x 14`6"	4pc Ensuite bath	Second	7`4" x 11`2"
Game Room	Basement	15`2" x 20`4"	Hobby Room	Basement	10`2" x 17`6"

**Bedroom  
Laundry**

**Basement  
Basement**

**13`4" x 12`3"  
9`6" x 14`0"**

**4pc Bathroom**

**Basement**

**8`10" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**r1**

**9873292**

Remarks

Pub Rmks: **Welcome Home!! This beautifully renovated bilevel with bonus primary bedroom and ensuite must be seen. Fully renovated inside and out. NESTLED ON A HUGE PIE SHAPED LOT. You will be impressed by the excellent curb appeal in the luxury of Citadel Estates. This family home has it all, newer open concept kitchen boasting granite counter tops and stainless steel appliances that opens to a large family room and exits to an outside oasis with is own pond and beautiful landscaping. The primary bedroom is steps away and is lovely with a walk in closet and stunning ensuite. For all the "work from home" folks there is a nice office space. The huge basement has another bedroom 4 pc bathroom and huge open areas for the kids to play. Newer furnace and hot water tank as well as new windows and upgraded attic insulation to R60. Move in ready with peace of mind that this house is the gem you have been looking for.**

Inclusions:  
Property Listed By: **patio table 2 exterior umbrellas plant starter  
RE/MAX Real Estate (Central)**

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













