



THE
A-TEAM

**RE/MAX
FIRST**

120 CITADEL Close, Calgary T3G 4A6

MLS®#: **A2145332**

Area: **Citadel**

Listing Date: **06/28/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar: **5,016 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,788**
Low Sqft:
Ttl Sqft: **1,788**

DOM

7

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **411**

Access:

Lot Feat: **Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, No Neighbours Behind, Irregular Lot, Landscaped, Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	29`6" x 40`0"
Living Room	Main	59`1" x 56`9"
Family Room	Main	67`7" x 42`8"
Bedroom - Primary	Upper	39`8" x 48`7"
Bedroom	Upper	29`10" x 40`8"
Game Room	Basement	54`6" x 52`2"
Storage	Basement	40`0" x 20`0"

Room	Level	Dimensions
Dining Room	Main	26`7" x 46`11"
Foyer	Main	20`8" x 18`1"
Laundry	Main	29`6" x 20`1"
Bedroom	Upper	42`0" x 29`11"
Bedroom	Basement	49`6" x 52`10"
Bedroom	Basement	32`2" x 41`8"
4pc Bathroom	Basement	

4pc Bathroom
2pc Bathroom

Upper
Main

4pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

9312426

Remarks

Pub Rmks: **Welcome home to this bright and spacious two Storey home which offers a functional floor plan! The main floor offers living room & dining room combination, a good size kitchen, a cozy family room with fireplace. The open staircase leads you upstairs which offers a large master bedroom with 4 piece bathroom and walk-in closet, 2 other good size bedrooms and a full bathroom. The fully finished basement offers 2 bedrooms, a bathroom and a recreation room. This well maintained family home is within walking distance to Citadel Park Elementary school, bus stop and a quick minutes to Beacon Hill Shopping. An excellent family home for a growing family.**

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









