



THE
A-TEAM

**RE/MAX
FIRST**

341 CITADEL MEADOW Bay, Calgary T3G 4Z3

MLS®#: **A2146481**

Area: **Citadel**

Listing Date: **07/03/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 23-Jul**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,780 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac**
Park Feat: **220 Volt Wiring,Double Garage Attached,Insulated,Oversized**

DOM

75
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Laminate Counters,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`3" x 6`0"
Living Room	Main	12`0" x 15`3"
Laundry	Main	5`3" x 5`6"
Bedroom	Upper	9`11" x 12`2"
Bonus Room	Upper	17`9" x 17`11"
Game Room	Basement	13`0" x 16`0"
4pc Bathroom	Upper	5`5" x 7`6"

Room	Level	Dimensions
Kitchen	Main	14`4" x 16`11"
Office	Main	10`11" x 11`0"
Bedroom - Primary	Upper	13`11" x 14`4"
Bedroom	Upper	10`0" x 10`11"
Family Room	Basement	12`6" x 14`6"
2pc Bathroom	Main	4`6" x 4`11"
4pc Ensuite bath	Upper	6`5" x 9`7"

4pc Bathroom

Basement

4`11" x 8`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1N

0012846

Remarks

Pub Rmks:

Welcome to this charming residence, tucked away in a peaceful cul-de-sac on one of the largest lots in the community. As you enter, you'll be greeted by an abundance of natural light streaming through the large windows. The versatile room near the entrance can serve as a bedroom, playroom, or office. The kitchen boasts ample cabinet space, a spacious pantry, and an island with a kitchen sink. The dining room offers plenty of space for formal dining or entertaining friends and family. Adjacent to the kitchen is a cozy living room, expanding the home's living space. The main level also features a laundry room with built-in shelves and a convenient half bathroom. Upstairs, you'll find a spacious bonus room with a gas-burning fireplace, creating a warm and inviting atmosphere. The upper floor is home to the primary retreat, complete with a walk-in closet and a 4-piece ensuite featuring a relaxing soaker tub. Additionally, there are two more bedrooms and a 4-piece bathroom on this level. The finished basement provides ample space for a family room, entertainment area, and includes a 4-piece bathroom. To complete this home is an oversized attached garage that comes with built-in shelves, a 220-volt outlet, and RV parking. Don't miss the opportunity to live in this wonderful community, with nearby schools and parks!

Inclusions:

Property Listed By:

Hot tub and basement refrigerator, and front door key pad, TV Mounts (4)

eXp Realty

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