



THE
A-TEAM

**RE/MAX
FIRST**

88 CITADEL Green, Calgary T3G 4G6

MLS®#: **A2162915**

Area: **Citadel**

Listing Date: **09/19/24**

List Price: **\$1,235,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **2,689**
Low Sqft:
Ttl Sqft: **2,689**

DOM

9
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **10,958 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Lawn,Garden,No Neighbours Behind,Landscaped,Street Lighting,Underground Sprinklers,Pie Shaped Lot,Views**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Bar Fridge,Convection Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Central Vacuum,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 11`10"
Kitchen	Main	17`11" x 12`10"
Family Room	Main	15`11" x 14`9"
2pc Bathroom	Main	7`10" x 5`5"
Foyer	Main	10`4" x 7`3"
Den	Second	12`3" x 8`4"

Room	Level	Dimensions
Dining Room	Main	12`10" x 11`10"
Breakfast Nook	Main	9`5" x 9`0"
Office	Main	12`10" x 8`11"
Laundry	Main	7`4" x 5`1"
Bedroom - Primary	Second	18`2" x 15`2"
5pc Ensuite bath	Second	13`7" x 11`6"

Bedroom	Second	14`0" x 10`6"	Bedroom	Second	13`8" x 11`11"
Bedroom	Second	12`1" x 10`10"	5pc Bathroom	Second	10`10" x 5`0"
Walk-In Closet	Second	13`0" x 5`5"	Game Room	Lower	38`8" x 22`0"
Other	Lower	15`2" x 8`1"	Bedroom	Lower	14`5" x 11`3"
4pc Bathroom	Lower	8`2" x 4`10"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **9512369**

Remarks

Pub Rmks: **SPECTACULAR VIEWS overlooking the Hamptons golf course and beyond from this wonderful original owners home and unique property on a quiet street in the "hidden gem" community of Morningside Estates in Citadel. Situated on the largest lot in the area, the home is nicely set back to provide optimal privacy. With a total of 5 bedrooms and over 3900 sqf of developed space this home offers plenty of room for your family to spread out and relax. Impressive vaulted ceiling entry with hardwood throughout the main level. The bright living room, with south west facing windows, flows to a spacious dining area with a beautiful view (especially at night). Updated gourmet kitchen features premium appliances (including new refrigerator), plenty of granite counter space, cream colour cupboards, pantry and a center island that is great for preparation and serving. Pleasant eating area with bay window opens to a large deck. Perfect for summer entertaining with stunning panoramic view of the signature hole and lakes of the Hamptons golf course and far beyond to the infinite horizon. From the kitchen, step down to the relaxing family room with extensive built-ins and warm gas fireplace with upgraded granite facing. Also on the main level are a sizeable den/home office space with French doors, 2-piece bath and laundry room. Upstairs are the grand primary retreat with walk-in closet, 5 piece ensuite spa and more amazing views for you to enjoy from the relaxing sitting area. There are three additional good-sized bedrooms along with a 5-piece main bathroom. Perfect for all your family. Downstairs is the walk-out basement featuring a huge recreation room with media area, sitting area with stone facing gas fireplace, games area, and a wet bar including a fridge for all your beverages. Ideal for family gatherings, large group entertaining and to watch sports, movies and your favourite shows. The walk-out opens to a nicely sheltered patio under the deck and the huge private backyard with additional seating areas to enjoy sunny weather. A fifth bedroom and 4-piece bathroom complete the lower level. The two-car garage includes extra width for a work space and shelving. Outside, the huge concrete driveway provides parking space for an additional four cars. Completing the picture are the beautifully landscaped grounds and gardens (supported by an in-ground sprinkler system) from which roaming wildlife can frequently be viewed. Easy access to all the great shops at Beacon Hill (Costco), plus Superstore, amenities, recreation, pathways, schools and transit, plus travel to the airport, the mountains and out of town destinations via Stoney Trail. **READY to MOVE IN and ENJOY!****

Inclusions: **Basement Refrigerator, Vacuum System & Attachments, Security System**
Property Listed By: **Royal LePage Benchmark**

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











