



THE
A-TEAM

**RE/MAX
FIRST**

239 CITADEL MEADOW Bay, Calgary T3G 4Z4

MLS®#: **A2165502**

Area: **Citadel**

Listing Date: **09/14/24**

List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,037 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

5

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"
Family Room	Main	14`9" x 11`10"
Laundry	Main	5`11" x 4`11"
Bedroom - Primary	Second	14`1" x 11`10"
Bedroom	Second	10`2" x 9`10"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Dining Room	Main	11`2" x 10`2"
Kitchen With Eating Area	Main	14`5" x 11`10"
Bonus Room	Second	16`9" x 12`2"
Bedroom	Second	11`6" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0112674

Zoning:
R-C1N

Remarks

Pub Rmks:

Wow! Miss Clean lives here!! Welcome to an Immaculate 3 bedroom, two and half bath, in pristine condition two story, on a "semi corner" and private lot in a very quiet key hole cul-de-sac in Citadel!!! The main floor greets you by the tile and real hardwood flooring, opening into the separate dining room. The open concept family/great room is adjacent from the nicely appointed kitchen c/w a walk-in pantry & granite counters, there is a cozy gas fireplace located in the main floor family/great room, the rear door leads you to a massive and recently painted rear deck, and a totally fenced very private rear yard. Convenient main floor laundry. The upstairs features three good-sized bedrooms. including a large master bedroom c/w vaulted ceilings, a 4-pce ensuite and walk-in closet, also a large bonus room highlighted by vaulted ceilings and Cherry wood laminate flooring. Several Recent upgrades include, a newer F/A furnace, shingles replaced and a new garage door 2022. The unspoiled basement is ready for new ideas and development! Priced for an immediate sale! Hurry on this one!!

Inclusions:
Property Listed By:

**Alarm system
RE/MAX Real Estate (Central)**

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











