



THE
A-TEAM

**RE/MAX
FIRST**

306 CITADEL Drive, Calgary T3G 4W1

MLS®#: **A2165890** Area: **Citadel** Listing **10/25/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,496**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,596 sqft** Ttl Sqft: **1,496**
 Lot Shape:

DOM

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

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Cork,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer,Window Coverings**
 Int Feat: **Jetted Tub,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	10`10" x 9`4"
Kitchen	Main	10`10" x 11`7"	Laundry	Main	7`3" x 8`5"
Living Room	Main	15`9" x 14`3"	4pc Bathroom	Second	
Bedroom	Second	12`11" x 8`11"	5pc Ensuite bath	Second	
Bedroom - Primary	Second	13`6" x 11`9"	4pc Bathroom	Basement	
Kitchenette	Basement	10`2" x 7`3"	Bedroom	Basement	9`10" x 12`10"
Family Room	Basement	13`8" x 13`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9813125

Remarks

Pub Rmks: **Discover this welcoming 2 storey family home in the heart of Citadel, one of Calgary's most family-friendly communities. Offering over 2,200 square feet of well-planned living space, this home combines comfort and functionality with ample room for everyone. The main level boasts an open-concept living and dining area, complemented by a spacious kitchen with plenty of counter space and cabinetry ideal for family meals and gatherings. Upstairs, find two well sized bedrooms, including a primary suite with a private 5 piece ensuite bathroom and a jetted tub, plus an additional full bathroom. The fully finished basement, with its own separate entrance, includes an illegal suite featuring a large bedroom, a 4-piece bathroom, a cozy living area, and a kitchenette, perfect for extended family, guests, or potential rental income. This home also features attached double garage providing added convenience for enclosed parking, along with plenty of room for storage. Backyard offers a large deck to enjoy your gatherings outdoors in the summer. Situated close to parks, schools, and essential amenities, this home in Citadel offers a lifestyle of ease and opportunity. Don't miss the chance to make it your own!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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









