



THE
A-TEAM

**RE/MAX
FIRST**

108 CITADEL Park, Calgary T3G 3Y1

MLS®#: **A2171142**

Area: **Citadel**

Listing Date: **10/07/24**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar: **4,897 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,352**
Low Sqft:
Ttl Sqft: **1,352**

DOM

11
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Many Trees,Pie Shaped Lot**
Park Feat: **Double Garage Attached,In Garage Electric Vehicle Charging Station(s),Oversized**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Water Softener**
Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Separate Entrance,Skylight(s),Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`3" x 8`4"
Dining Room	Main	10`0" x 8`0"
Walk-In Closet	Main	6`11" x 4`11"
Kitchen	Main	8`5" x 7`11"
Storage	Basement	5`9" x 4`10"
Bedroom - Primary	Main	13`6" x 12`11"

Room	Level	Dimensions
Living Room	Main	14`0" x 12`0"
Foyer	Main	8`0" x 8`0"
Laundry	Main	2`10" x 2`10"
Family Room	Basement	20`3" x 18`7"
Laundry	Basement	12`3" x 7`11"
Bedroom	Main	12`9" x 9`6"

Bedroom
Bedroom
4pc Bathroom

Main
Basement
Main

10`0" x 9`1"
12`6" x 12`6"

Bedroom
3pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Basement
Main
Basement

19`2" x 17`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9311632

Remarks

Pub Rmks:

*****OPEN HOUSE: Saturday, October 12th from noon till 3:00 pm*** Phenomenally located on one of the most sought-after streets in Citadel Park Estates, directly backing onto Citadel Park sits this gorgeously renovated, illegally suited home! A separate walk-up entrance and separate laundry ensures ultimate privacy between the levels making it ideal as a rental opportunity or for extended family members. Taken right down to the studs and entirely rebuilt from top to bottom with high-end upgrades and designer details. Soaring vaulted ceilings with sunny skylights create a bright and airy atmosphere that is flooded with natural light and kept cool by central air conditioning. The inviting living room encourages relaxation with clear sightlines into the dining room, perfect for entertaining. Culinary pursuits are inspired in the stunningly updated kitchen with stone backsplash and countertops, white cabinets, a centre island with casual seating and oversized bayed windows overlooking the newly landscaped yard and beautiful park. Grand vaulted ceilings adorn the primary bedroom, a true owner's retreat thanks to the large walk-in closet and updated ensuite boasting a heated towel rack and an oversized walk-in shower. Both additional bedrooms are spacious with easy access to the 4-piece bathroom. Separate laundry further adds to your convenience. A separate walk-up entrance leads to the finished basement, expertly renovated in the same stylish design as the rest of the home. This level is perfect as more family space but thanks to the addition of a full kitchen and smart floor plan is also ideal as an illegal suite, for extended family members or older children still living at home but needing a little more privacy. A crisp white kitchen, a large living space with a focal fireplace, 2 large and bright bedrooms and a renovated bathroom add to the allure of this amazing level. Enjoy an effortless indoor/outdoor lifestyle with an upper barbeque deck and an expansive lower patio in the huge pie-shaped yard. The landscaping is in progress for a beautiful oasis. The kids will love that the fenced yard includes a gate so they can easily access the park, tennis courts, baseball diamond and ice rink and you'll love how uncomplicated it is to keep an eye on them. The very active community centre hosts a variety of events and activities for you to gather with your neighbours in this safe and friendly community. Additional upgrades include rough-ins for security cameras, an EV charger in the garage, a water softener and so much more - please reach out for further details.**
Second dishwasher, stove and dryer in the basement suite
eXp Realty

Inclusions:
Property Listed By:

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









