



THE
A-TEAM

**RE/MAX
FIRST**

26 CITADEL PEAK Mews, Calgary T3G 4H6

MLS® #: **A2173766**

Area: **Citadel**

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

List Price: **\$607,000**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **4,079 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac,Landscaped,See Remarks**
Park Feat: **Double Garage Attached,Front Drive**

DOM

40
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	16`6" x 12`2"
Kitchen	Main	13`0" x 11`9"
3pc Bathroom	Main	9`1" x 6`0"
Bedroom	Second	12`3" x 11`10"
4pc Bathroom	Second	8`3" x 5`0"

Room	Level	Dimensions
Dining Room	Main	13`0" x 7`6"
Foyer	Main	7`4" x 6`5"
Bedroom - Primary	Second	15`1" x 12`1"
Bedroom	Second	11`1" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9612041

Zoning:
DC

Remarks

Pub Rmks: **Welcome home to this bright and well planned two storey home., three bedrooms, finished basement, double front drive garage, large sunny yard located on a quiet cul-de-sac in the very desirable North West community of Citadel. Main floor offers open floor plan concept with spacious greatroom complete with fireplace, bright dining room with french door to the private deck, kitchen with good size island complete with breakfast bar and a walk-in pantry. Also on the main floor; 3 piece bathroom with a shower. The upper floor boasting three(3) bedrooms, full bathroom and a bright small loft/computer room area with a large south facing window. The fully finished basement provide approximately 400 square feet of additional living/recreational or work space. New water heater was installed in July 2024. Deeper than average front drive garage with high ceiling. This home is very conveniently located very close to schools, public parks, shopping and city transit. This is your opportunity to own and enjoy living in this great family home.**

Inclusions:
Property Listed By:

Non
CIR Realty

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











