



THE
A-TEAM

**RE/MAX
FIRST**

872 CITADEL Way, Calgary T3G 4W1

MLS®#: **A2175456** Area: **Citadel** Listing Date: **10/25/24** List Price: **\$749,900**
 Status: **Pending** 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: **1,630**
Lot Information Low Sqft:
 Lot Sz Ar: **4,445 sqft** Ttl Sqft: **1,630**
 Lot Shape:

DOM

39
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Landscaped,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Chandelier,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 6`5"	Dining Room	Main	8`0" x 7`1"
Kitchen	Main	12`4" x 14`11"	Living Room	Main	15`8" x 14`11"
Den	Main	10`1" x 11`6"	4pc Bathroom	Second	4`11" x 8`2"
5pc Ensuite bath	Second	5`10" x 14`11"	Bedroom	Second	9`8" x 16`1"
Bedroom	Second	10`2" x 12`6"	Bedroom - Primary	Second	11`9" x 15`2"
4pc Bathroom	Basement	8`4" x 4`11"	Game Room	Basement	16`0" x 26`3"
Bedroom	Basement	10`5" x 11`6"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0010102

Remarks

Pub Rmks: ******* BACK ON THE MARKET***** Brand New Custom Home Built(on existing foundation) Nestled in Citadel Nw, this home is ready to redefine luxury living. This meticulously crafted residence boasts a stunning array of features, from its soaring ceilings and gourmet kitchen to a fully finished basement suite (illegal) with its own private entrance. This home is not just a house, it's an experience. A Culinary Haven & Entertaining Dream The heart of this home lies in its gourmet kitchen, a culinary masterpiece designed for both aspiring chefs and everyday enjoyment. Imagine preparing gourmet meals with top-of-the-line appliances, ample counter space, and custom cabinetry. The kitchen seamlessly integrates with a custom-designed entertainment fireplace unit, creating the perfect setting for both intimate gatherings and grand celebrations. The expansive ceiling height adds a sense of grandeur and openness to the space, making it truly feel like the heart of the home. Relaxation & Retreat Escape to your private retreat with a den situated conveniently on the main level. This versatile space offers the perfect spot for relaxation, a home office, or a quiet reading nook. The home features a total of four bedrooms and four bathrooms, ensuring comfort and privacy for everyone. Each bedroom is thoughtfully designed with ample space and natural light, creating a tranquil haven for rest and rejuvenation. Endless Possibilities in the Lower Level The fully finished basement presents a world of possibilities. Whether you envision a recreation room, a home gym, or a space for guests, this area offers the flexibility to accommodate your lifestyle. A wet bar adds a touch of sophistication and convenience, perfect for hosting gatherings or enjoying a casual drink. The private entrance provides an added layer of convenience and privacy, potentially ideal for a separate living space or home business. Built from the Ground Up with Quality & Care This remarkable home is not just about aesthetics; it's built with exceptional craftsmanship and premium materials. From the foundation up, every aspect of this home has been meticulously designed and constructed with the utmost care. The entire home boasts: All-new Electrical Work: Ensuring modern efficiency and safety. New Plumbing: Providing a reliable and functional system. New Insulation: Enhancing energy efficiency and comfort. New Windows, Appliances, Drywall, Siding, Roofing, Soffit/Facia/Gutters, Doors/Trims, Landscape, Luxury Vinyl Flooring Offering a fresh, modern exterior and interior finish. This luxurious custom home is more than just bricks and mortar; it's a testament to exceptional design, craftsmanship, and attention to detail. It's a sanctuary designed for modern living, providing both comfort and functionality. If you're seeking a home that seamlessly blends luxury, practicality, and a touch of timeless elegance, this custom-built masterpiece is the perfect place to call home.**

Inclusions:
Property Listed By: **na
Century 21 Bravo Realty**

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









