



THE
A-TEAM

**RE/MAX
FIRST**

9 CITADEL FOREST Link, Calgary T3G 5A6

MLS®#: **A2178224**

Area: **Citadel**

Listing Date: **11/08/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,821 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,226**
Low Sqft:
Ttl Sqft: **1,226**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Alley Access,None,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Pantry,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`7"	Dining Room	Main	12`2" x 10`1"
Kitchen	Main	13`8" x 11`7"	Laundry	Main	6`2" x 5`5"
Living Room	Main	12`4" x 14`7"	3pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Upper	9`3" x 13`6"	Bedroom	Upper	9`3" x 12`8"
Bedroom - Primary	Upper	11`11" x 12`0"	3pc Bathroom	Lower	6`6" x 5`7"
Office	Lower	6`6" x 9`7"	Game Room	Lower	17`10" x 14`6"
Bonus Room	Lower	6`6" x 4`1"	Furnace/Utility Room	Lower	10`11" x 7`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9913292

Remarks

Pub Rmks: **Welcome to 9 Citadel Forest Link NW, your dream home awaits! This meticulously cared-for, fully renovated gem offers the perfect blend of modern comfort and thoughtful design. With 3 spacious bedrooms and 2.5 pristine baths, this home is ideal for families or anyone seeking extra space. As you step inside, you'll immediately appreciate the attention to detail throughout the home, all kept in excellent condition. The finished basement is a standout, featuring an amazing, beautiful in-house studio—perfect for musicians, creators, or anyone needing a quiet space to work. Enjoy the luxury of triple-pane windows that not only enhance the aesthetic appeal but also provide exceptional energy efficiency and noise reduction. A brand-new hot water tank ensures you'll never run out of hot water, making daily routines effortless. Step outside to your new low-maintenance composite deck, perfect for entertaining or relaxing. Complete the experience with a soothing hot tub, ideal for unwinding after a long day. Location is key, and this property does not disappoint! Situated in a desirable NW neighborhood, you are within an 8-minute drive to Costco and multiple major shopping centers, offering everything you need for daily life. Don't miss this incredible opportunity to own a beautifully renovated home that has been meticulously maintained in a fantastic location. Schedule your viewing today!**

Inclusions:
Property Listed By:

None
TREC The Real Estate Company

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









