



THE
A-TEAM

**RE/MAX
FIRST**

49 CITADEL ESTATES Terrace, Calgary T3G4S5

MLS®#: **A2181913**

Area: **Citadel**

Listing Date: **12/01/24**

List Price: **\$647,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,786**

Low Sqft:

Ttl Sqft: **1,786**

Lot Information

Lot Sz Ar: **3,971 sqft**

Lot Shape:

DOM

20

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **376**

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Sump Pump(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`3" x 14`1"	Kitchen	Main	15`7" x 10`10"
Family Room	Second	17`0" x 14`7"	Bedroom - Primary	Second	13`0" x 12`3"
Bedroom	Second	12`9" x 9`11"	Bedroom	Second	12`9" x 9`0"
Dining Room	Main	11`8" x 8`4"	Bedroom	Lower	11`3" x 9`9"
Bedroom	Lower	14`4" x 11`9"	Game Room	Lower	17`5" x 10`1"

5pc Ensuite bath
2pc Bathroom

Second
Main

10`10" x 5`10"
4`11" x 4`6"

4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Second
Upper

8`5" x 4`11"
6`0" x 5`0"

Title:
Fee Simple
Legal Desc:

9813292

Zoning:
R-C1

Remarks

Pub Rmks: **Price reduction for a quick sale ! Very well kept 3 bedroom 2 story, the whole house just recently freshly painted + 2 more bedroom with side entrance to finished basement , with central A/c. 2 separate laundry rooms . 1786 sqft+ finished basement , total area about 2500 living space. Kltchen features stone back splash., pantry , and large tile flooring. Hardwood flooring in family room , with gas place. French door off dining room to large deck with mountain View. Upstairs there are 3 bedrooms, laundry and a large bonus room with vaulted ceilings. Beautiful basement is fully finished with 2 bedroom , bath and recreation room, with separate entrance , and separate laundry. And central air conditioning. (Note : seller will have the shingles of the house replaced .)**

Inclusions:
Property Listed By:

none
First Place Realty

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















