



THE
A-TEAM

**RE/MAX
FIRST**

108 CITADEL Circle, Calgary T3G 4C1

MLS®#: **A2182422**

Area: **Citadel**

Listing Date: **12/06/24**

List Price: **\$680,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,822 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,948**

Low Sqft:

Ttl Sqft: **1,948**

DOM

15

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space, Pie Shaped Lot

Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick, Vinyl Siding, Wood Frame

Flooring:

Ceramic Tile, Hardwood, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`1" x 6`3"	Living Room	Main	15`11" x 13`0"
Dining Room	Main	9`11" x 11`5"	Kitchen	Main	13`10" x 12`6"
Breakfast Nook	Main	10`8" x 10`7"	Pantry	Main	3`8" x 3`7"
2pc Bathroom	Main	5`0" x 5`0"	Laundry	Main	5`10" x 8`6"
Balcony	Main	13`3" x 11`10"	Bedroom - Primary	Upper	12`11" x 13`5"
4pc Ensuite bath	Upper	8`7" x 13`8"	Walk-In Closet	Upper	4`8" x 6`3"
Bonus Room	Upper	10`10" x 10`8"	Bedroom	Upper	10`1" x 10`4"

Bedroom
Flex Space
Family Room

Upper
Basement
Basement

13`0" x 9`11"
18`4" x 7`4"
26`1" x 13`2"

4pc Bathroom
Furnace/Utility Room

Upper
Basement

5`0" x 7`6"
25`11" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9412232

Zoning:
R-CG

Remarks

Pub Rmks:

Agents See Private Remarks. A bright and spacious floorplan and a stellar location backing onto a park make this beautiful Citadel home stand out. The covered front porch opens into a large entryway. Passing the formal dining room, a stylish modern kitchen is the family chef's dream, with a huge eat-up island and a full pantry. Quartz counters and herringbone backsplashes add an elegant flair. The adjacent dining nook steps out to the balcony, where you will love the peaceful views over the greenspace as you dine al fresco in the warm months. Soaring ceilings in the living room draw the eyes way up, where huge windows bring in amazing natural light. The connected layout allows conversations to flow throughout the spaces and quality hardwood floors are a timeless feature. A floor-to-ceiling hearth holds a gas fireplace, making this room perfect for cozy nights spent in. This floor also includes a powder room, as well as a big laundry area in the entryway from the double attached garage. Unique architecture forms a loft-style bonus room on the upper level, fantastic for your home office or library. The primary bedroom is expansive and complete with an ensuite that includes a jetted tub, a separate shower, and a walk-in closet. There are two more generous bedrooms on this storey, and the main bathroom is well-appointed for a family. The walkout basement is unfinished and ready for all your ideas. Sliding glass doors provide direct access from the lower level to the deck and the massive yard, which is edged with foliage for pleasantly private outdoor living. The back gate leads right into the playground, a perk for energetic young families! This block is in easy walking distance to the local school and the community association, where you can enjoy year-round activities in the tennis courts, baseball diamonds, and the skating rink. Walking paths connect the community, while a short drive takes you to an array of shopping and dining options, with Country Hills Village and Beacon Hill both nearby. Transit stops are available within a block, and you will also appreciate primary routes like Sarcee and Stoney Trails that make the daily commute or visiting friends a breeze. This is a Judicial Sale by the Court of King's Bench - all offers must be unconditional - Possession to be determined by courts.

Inclusions:
Property Listed By:

n/a
Real Broker

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









