

\$589,900 - 109 Citadel Bluff Close Nw, Calgary

MLS® #A2088032

\$589,900

5 Bedroom, 3.00 Bathroom, 1,451 sqft

Residential on 0.12 Acres

Citadel, Calgary, Alberta

Welcome to this contemporary SUPERB NW Calgary home in a GREAT LOCATION next to Huge Playground/Park. The Great functional layout with a total of 5 bedrooms and 2.5 baths also comes with an ILLEGAL SUITE with WALK OUT/SEPARATE ENTRANCE on the 3rd level which is above grade . This home is great for a growing family or live up and RENT down! You will be pleasantly impressed the moment you walk into this home-Drink in to the grand openness of the home that creates a great sense of space and comfort! This Beauty has over 1900 sq feet of living space across the 4 finished levels! Impeccably clean home with a modern & functional floor plan; the uniqueness of the home is complimented by rich gleaming Luxury Vinyl plank Tiles on the main floor with an abundance of natural light throughout adding to the GRANDEUR of the design. The home also comes Loaded with TONES of UPDATES & UPGRADES: NEW High End Granite counters throughout, new vanity and faucets throughout, high end LED lighting. The modern KITCHEN boasts of new GRANITE counter tops with eating bar, Modern cabinetry, TOP of the RANGE Stainless Steel appliances and beautiful New Backsplash. The upper level has 3 good size bedrooms and a full cheater ensuite bathroom and New laminate flooring. The 3rd level features a SECOND KITCHEN, a bedroom, living area all with New laminate flooring and a corner gas fireplace. Patio doors to the northwest facing backyard feature a



Party-Sized Pergola Deck, and well-landscaped yard with mature trees and shrubs. Also off the dinning patio door, thereâ€™s another smaller deck and a securely fenced private area great for children or pets to run around. Thereâ€™s a gate at the back leading to the walking trails. The fully developed fourth level is complete with a large rec/media/games room or as a 5th bedroom and a full 4 piece bathroom with jacuzzi tubs. To finish up is a Double Attached Garage. A Great Place to call Home!! Check out our 3D VIRTUAL TOUR to ease your decision making process- Be sure to navigate on the floor plan on the tour to view all the 4 floors

Built in 2001

Essential Information

MLS® #	A2088032
Price	\$589,900
Sold Price	\$600,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	109 Citadel Bluff Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G5E3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Out

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	October 31st, 2023
Days on Market	14
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	MAARA REALTY INC.
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