

\$625,000 - 151 Citadel Close Nw, Calgary

MLS® #A2088708

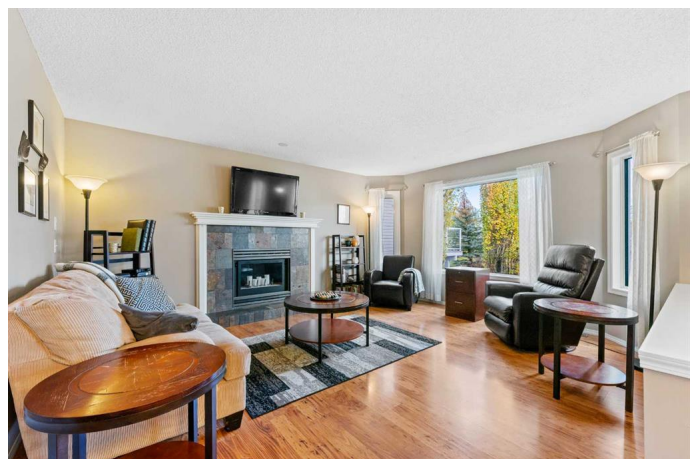
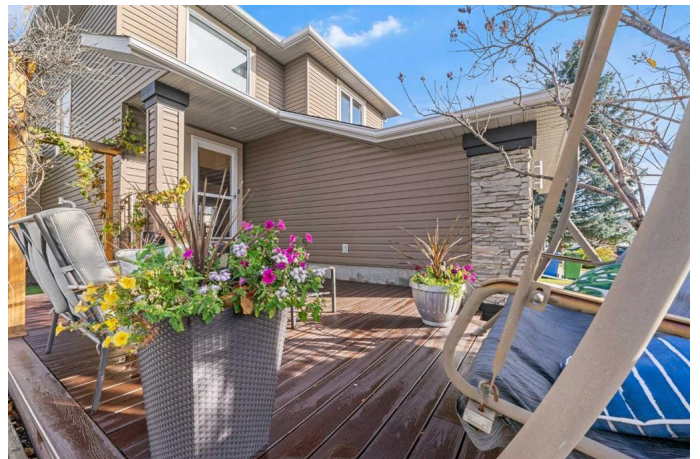
\$625,000

4 Bedroom, 4.00 Bathroom, 1,540 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Nestled on a quiet street and backing onto a park, this exceptional family home boasts a fully finished walk-out basement a total of 4 bedrooms and 3.5 bathrooms. The main level welcomes you with a sun-drenched foyer featuring a soaring vaulted ceiling that extends to the second floor. As you venture towards the rear, you'll find the great room, featuring a cozy gas fireplace, that is open to the dining nook and a well-appointed kitchen. Abundant natural light pours in through expansive windows. The white kitchen showcases an upgraded stainless appliance package (including a gas stove), a central island, and a convenient corner pantry. The adjacent dining nook offers access to the upper deck, overlooking the backyard. Completing the main level, you'll find a laundry room, a guest-friendly half bathroom, and direct entry to the double attached garage. Ascending to the upper level, three generous bedrooms await, including the Primary Bedroom featuring a walk-in closet and a full en-suite bathroom. A recently renovated full bathroom services the remaining bedrooms. The fully developed walk-out basement is an embodiment of versatility, featuring an additional spacious bedroom and a full bathroom. A private entrance guides you to the lower patio, extending your outdoor living options. This level also boasts a compact kitchenette, complete with a sink, cabinets, refrigerator, and counter space (for a hot plate), ideal for an independent (illegal) suite for a nanny,



in-laws or relatives. Alternatively, the rec room is the perfect space for entertaining, with direct access to the backyard and that kitchenette that can function as a wet bar or snack station. Outside, the property offers something for everyone. A charming front deck bathes in the warmth of the southern sun. The fenced backyard is awesome! It features the lower patio, an upper deck, and ample green space for children to play. Mature trees provide additional privacy, and a rear gate opens to the park and green space beyond. Located in the peaceful and mature community of Citadel, this home enjoys proximity to schools, parks, and walking trails. Enjoy easy access to all amenities, from Beacon Hill Shopping Center (featuring Costco) and the Country Hills Shopping Complex (with Superstore) to the Crowfoot Shopping Centre and LRT Station. Commuting is a breeze with nearby major roadways including Stoney Trail, Sarcee Trail, and Country Hills Blvd. Pride of ownership is evident with several significant updates over the years, including newer vinyl windows (2014), shingles (2012), siding (2012), furnace (2016), and hot water tank. This property gleams with cleanliness and meticulous care, ready to welcome its fortunate new owners.

Built in 1994

Essential Information

MLS® #	A2088708
Price	\$625,000
Sold Price	\$642,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,540
Acres	0.10

Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	151 Citadel Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4A6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Suite, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	October 27th, 2023

Days on Market	7
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (MOUNTAIN VIEW)

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