

\$599,900 - 44 Citadel Hills Green Nw, Calgary

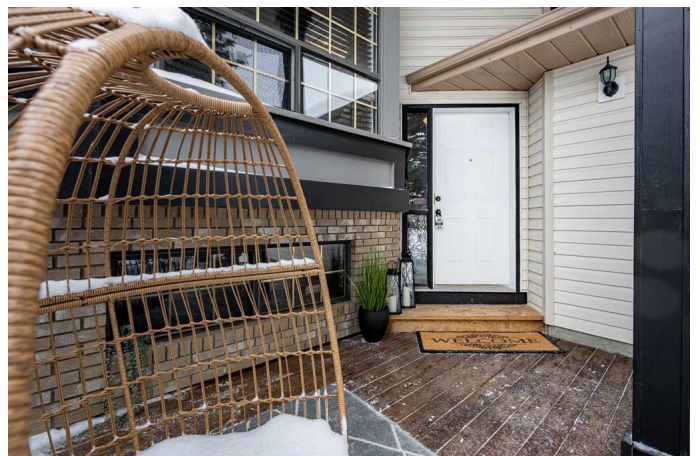
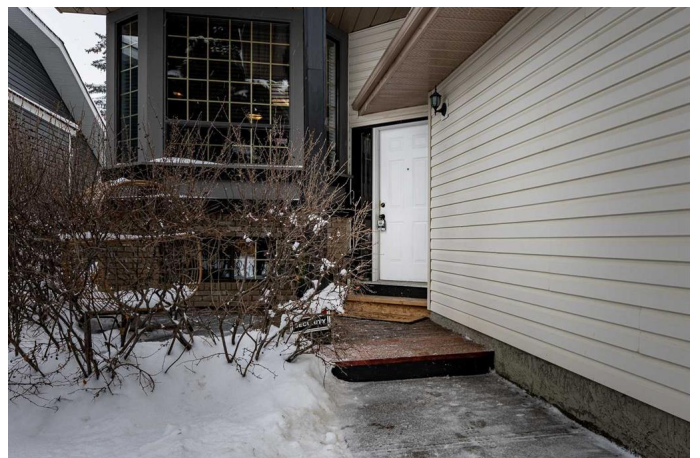
MLS® #A2116878

\$599,900

6 Bedroom, 3.00 Bathroom, 1,198 sqft
Residential on 0.10 Acres

Citadel, Calgary, Alberta

ATTENTION BUYERS!! Here's your chance to own a STUNNING single-family home with a double ATTACHED GARAGE in the highly desirable community of Citadel. Nestled among parks and mature trees, this home is in the perfect location being just minutes away from Stoney Trail, Nose Hill park, YYC international airport + the Beacon Hill Shopping center. Step inside to discover a meticulously updated 6 bedroom home boasting over 2279 SQ.FT of living space. The main floor welcomes you with a bright front living area, and full sized dining room perfect for hosting all your family and friends. The spacious kitchen features loads of cabinet space and opens onto a large upper deck, providing a picturesque view of the beautiful backyard. The deck has been recently reconstructed with new deckboards and railing, adding to the charm of outdoor living. Upstairs you will find 3 spacious bedrooms, including a king-size primary suite with a luxurious 3 piece ENSUITE featuring a stunning walk-in shower. A second fully RENOVATED 4 piece bathroom with a modern vanity completes the upper level, offering convenience and style. The lower level is both bright and spacious, with brand NEW carpeting throughout. The expansive rec room is an ideal space for family movie nights or entertaining guests. Additionally, this level includes 3 more bedrooms, a FULLY RENOVATED 4 piece bathroom with a custom TILE shower, and a separate laundry room



with NEW washer and dryer, making laundry day a breeze. This home is 100% MOVE IN READY, featuring numerous upgrades YOU WILL LOVE!! NEW fences on both sides, NEW decks, NEW window in the primary bedroom, NEW hot water tank, NEW garage springs, + enjoy the mature apple and pear trees in the backyard. With its exceptional features and updates, this property offers a perfect blend of comfort and style, making it an ideal choice for your next home. Located on a QUIET Crescent only steps to a beautiful Green Space and park. This is the one you have been waiting for!!

Built in 1991

Essential Information

MLS® #	A2116878
Price	\$599,900
Sold Price	\$685,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,198
Acres	0.10
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	44 Citadel Hills Green Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G3T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2024
Date Sold	March 27th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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