

\$849,900 - 91 Citadel Crest Park Nw, Calgary

MLS® #A2117228

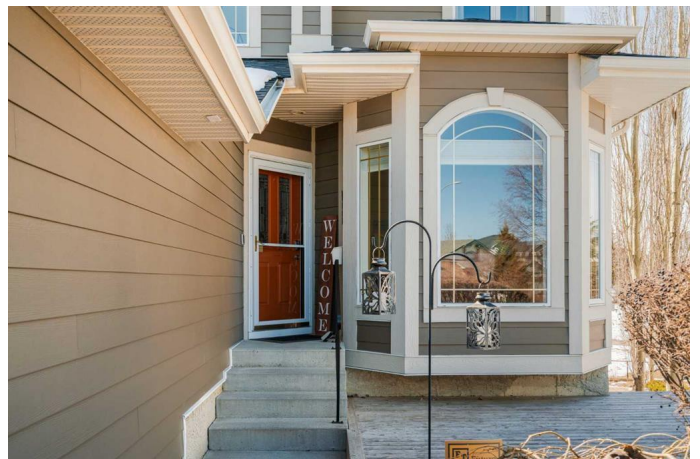
\$849,900

3 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.16 Acres

Citadel, Calgary, Alberta

****OPEN HOUSE CANCELED - SUNDAY, APRIL 14th, 1:00 PM - 3:00 PM**** Welcome to this stunning executive home located in the heart of Citadel that features 3 bedrooms, 3.5 bathrooms, and over 3,200 square feet of developed living space over three levels, situated on a sprawling pie lot overlooking a park! The main level offers a functional layout with 9-foot ceilings and a wall of Southwest facing windows along the rear of the home that allow natural light to flow throughout the space all day. The living room is situated around an electric fireplace, offering an updated tile surround, and opens up to the breakfast nook and beautifully updated kitchen that features granite countertops, a large center island with a breakfast bar, a corner pantry, and stainless steel appliances with a 5-burner gas cooktop. An additional living room and formal dining area offer the perfect space for entertaining friends and family. The main level is complete with a 2-piece bathroom, a den/office, and a mudroom/laundry room. The upper level offers 3 bedrooms and 2 bathrooms. The spacious primary bedroom features ample room for a king sized bed, and is complete with a walk-in closet with custom built-ins, and an updated 5-piece ensuite bathroom with a double vanity, a large soaker tub, a walk-in shower, and a separate water closet. Two more large bedrooms and a full bathroom complete the second level. The walkout basement is fully finished with in-floor heat and offers a den-space that could be used as a guest



bedroom, a 4-piece bathroom, a wet bar and center island, and a large rec. room, ample storage space, and direct walk-out access to the backyard. The sunny South-west facing backyard is beautifully landscaped with large tiered vegetable gardens and offers the perfect outdoor space to enjoy all summer long. Situated on a nearly 7,000 square foot pie shaped lot and backing onto greenspace and walking paths that offer privacy from neighbors, this property is a true rarity. Additional features of this home include a double garage to keep your vehicles out of the elements, an outdoor shed for your gardening equipment, updated lighting throughout, updated triple-pane windows throughout the living room and upper level, updated durable Hardie-board siding, a newer roof, and in-ground irrigation in the backyard. Centrally located in the sought-after and established community of Citadel, this home is steps away from nearby greenspace and public and catholic schools and is a short drive to nearby amenities. Access around the city and daily commuting is easy with quick access to Stoney Trail and Sarcee Trail. Donâ€™t miss this incredible and unique opportunity in Citadel!

Built in 1997

Essential Information

MLS® #	A2117228
Price	\$849,900
Sold Price	\$880,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,103
Acres	0.16

Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Citadel Crest Park Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 16th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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