

\$695,000 - 69 Citadel Hills Circle Nw, Calgary

MLS® #A2121269

\$695,000

3 Bedroom, 4.00 Bathroom, 1,635 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

This immaculately cared for, ORIGINAL OWNER home overflows with upgrades and unique features! The main floor is bright and welcoming with a home office/playroom just off the entry, cozy living room with fireplace, a CUSTOM kitchen with gorgeous black walnut cabinets and brand new stainless steel appliances! You will certainly fall in love with the 3 season sun room with insulated flooring providing the perfect spot to enjoy your morning coffee or unwind after a busy day. The upper level boasts 2 spacious kids bedrooms + a 4 piece bath to share. The large principal bedroom is a true sanctuary with spa-like ensuite, a haven of relaxation where you can pamper yourself with a steam shower, heated floors and beautiful custom vanity. Moving to the lower level you'll find that it is ideal for all your family's fun with large recreation space perfect for games, movie nights, additional work/study spaces as well as a cozy fireplace with custom maple millwork. Lower level features just continue to impress with a 3 piece bath home to a 2 person jetted soaker tub, separate storage room for all your holiday decorations and a perfectly laid out mechanical room home to additional storage, upright freezer, sump pump, Solar PV system and newer high efficiency furnace. In the garage you'll also find the electrical set-up you need for your current or future electric vehicle. Low maintenance exteriors were always top of mind as replacements were completed over the years. The front of the home is complete



with composite decking on the front porch, stone around the garage door, insulated vinyl siding, triple pane PVC windows and leaf guards on the eavestroughs. The rear of the home enjoys full south exposure, a private yard with no home behind, gorgeous stone patio and turf meaning very little yard work to keep you from enjoying your precious weekends. Be sure to check out the virtual tour under the reel icon as well as the supplements outlining in great detail the many upgrades this home enjoys. This is the place you'll always love coming home to - call your Realtor and book your showing soon!

Built in 1994

Essential Information

MLS® #	A2121269
Price	\$695,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,635
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	69 Citadel Hills Circle Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s)

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle, See Remarks
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 17th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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