

\$649,900 - 334 Citadel Drive Nw, Calgary

MLS® #A2135813

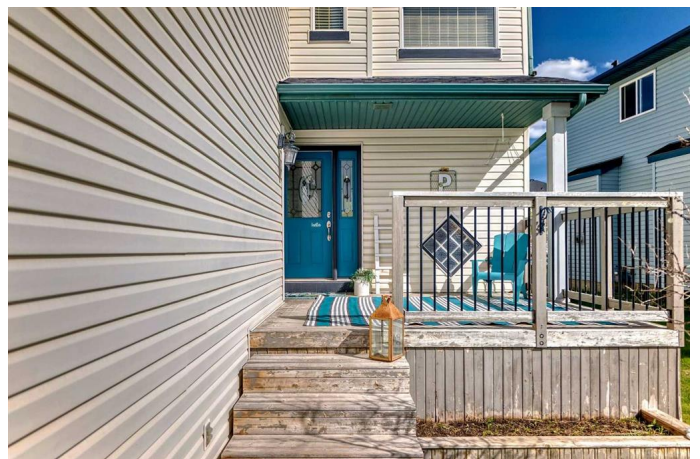
\$649,900

3 Bedroom, 3.00 Bathroom, 1,769 sqft
Residential on 0.10 Acres

Citadel, Calgary, Alberta

Welcome to 334 Citadel Drive! Nestled in the desirable community of Citadel, this impeccably maintained 1769 sqft home is a must-see. Boasting 3 bedrooms, 2.5 baths, and a fully developed basement, this move-in ready residence offers the perfect blend of comfort and sophistication.

The spacious and functional layout features vinyl flooring throughout, creating a seamless flow from room to room. The gourmet kitchen is a chef's dream, with features including a massive sink, newer countertops, gorgeous backsplash, newer stainless-steel appliances, and a convenient walk-in pantry. The kitchen nook leads to a huge deck, perfect for enjoying those warmer days or gardening in the raised garden beds. A convenient 2-piece bath/laundry room completes the main floor. Upstairs, you'll find a huge, bright bonus room with vaulted ceilings and a cozy fireplace, providing an inviting space for relaxation or entertainment. There are 3 generously sized bedrooms, with the primary bedroom boasting a walk-in closet and a luxurious 4-piece ensuite. An additional 4-piece bath on the top floor ensures convenience for a busy family. The basement has been beautifully developed with cedar tongue and groove "shiplap," vinyl plank flooring, a cozy electric fireplace, and new light fixtures, offering additional living space for recreation or relaxation. Plus plenty of storage in the furnace room with built in wall storage for seasonal decorations. The garage is designed with storage in mind, spacious



built in ceiling and wall storage, plus a fold-away workbench, ski and snowboard storage, and a ceiling pulley system for bicycle storage.

Other notable upgrades include outdoor permanent programmable lighting, a newer roof (2008), a newer large hot water tank, and central air. Don't miss the opportunity to make this your dream home. Schedule your viewing today!

Built in 1999

Essential Information

MLS® #	A2135813
Price	\$649,900
Sold Price	\$662,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,769
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	334 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4W2

Amenities

Parking Spaces	4
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Parking Double Garage Attached

Interior

Interior Features Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Basement, Electric, Gas, Insert, Mantle, Other, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden, Other
Lot Description Back Yard, Few Trees, Garden, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2024
Date Sold June 10th, 2024
Days on Market 13
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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