

\$699,900 - 240 Citadel Hills Place Nw, Calgary

MLS® #A2137927

\$699,900

4 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential on 0.17 Acres

Citadel, Calgary, Alberta

PRIME LOCATION!!! Located in a quiet cul-de-sac in the desirable community of Citadel, Calgary, this custom-built 5-level split home is perfect for families.

Offering 2,792 sqft of total living space on this 7,362 sqft lot, this home features a large private lawn and a beautifully landscaped backyard with mature trees and vibrant flowers. The standout feature is the backyard, boasting seven outdoor seating areas (including the gazebo) ideal for gathering with family and friends. A hot tub, located under the deck for added privacy, adds to the luxurious outdoor experience!

Inside, the home offers a primary bedroom with a walk-in closet and ensuite with a jetted jacuzzi, 2 more bedrooms and another three-piece bath. Walk down and be greeted by the vaulted ceilings, welcoming you to the dining room and additional seating area. In the kitchen you will notice updates such as granite counters, backsplash, newer appliances and luxury vinyl tile flooring. Enjoy your garden views off one of two balconies from the kitchen and appreciate the etched glass and historic glass inserts within the privacy walls.

The custom-designed front entry door welcomes you to the main level adorned with genuine slate flooring. With access to the insulated and dry-walled double attached garage, this home ensures ample space for



parking and storage. The main floor also includes a half bath, a laundry room shared with the mudroom and a spacious living room with a gas burning fireplace.

Walk down to the fully finished WALK-OUT basement developed by Homes by Avi that not only leads to the hot tub, but also features a home theater system, providing an ideal space for family gatherings and entertainment. But wait, thereâ€™s more! Walk down another set of stairs and find yourself with the fourth bedroom and additional storage rooms completing the home.

This home has seen numerous modern upgrades over the years, including a new roof, siding, duradeck, railings, privacy walls, triple glazed low E windows, and under-deck storage. Further updates include a Kinetico water softener and filter, a concrete pad for the hot tub and enclosing the area.

This meticulously maintained home reflects the pride of ownership, evident in every detail and upgrade throughout the property. Conveniently located close to schools, shopping and other amenities. Donâ€™t miss the opportunity to own this beautiful property with its breathtaking backyard oasis. Call your favourite Realtor today!

Built in 1992

Essential Information

MLS® #	A2137927
Price	\$699,900
Sold Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,778
Acres	0.17
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	240 Citadel Hills Place Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Other, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, Landscaped, Many Trees, Open Lot, Other, Pie Shaped Lot, See Remarks, Treed

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	July 14th, 2024
Days on Market	40
Zoning	R-C1
HOA Fees	65.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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