

\$699,900 - 888 Citadel Drive Nw, Calgary

MLS® #A2138094

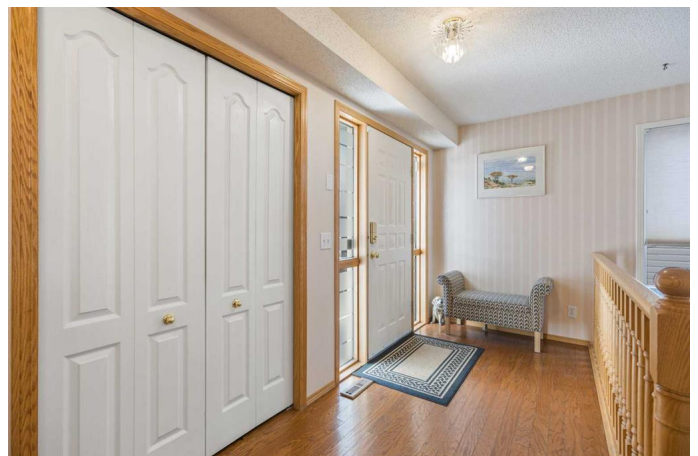
\$699,900

4 Bedroom, 4.00 Bathroom, 1,602 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

This beautifully well maintained 4 Bedroom/ 3.5 Bath, Warm and Inviting Open Concept , Former Show Home boasts almost 2250 sq ft of fully developed living space providing plenty of space for your growing family. As you enter this Unique split level floor plan home you are greeted by a Grand Foyer with sprawling Hardwood flooring leading all the way to the other end of the house to a conveniently tucked away 2 pc Powder room and the Main Floor Laundry room. This spacious Foyer also overlooks the bright and spacious fully developed lower level. Moving up a few stairs, the Main Floor showcases continuity of the beautiful hardwood flooring . Soaring 13 feet Ceiling. Fireplace. Large Windows . An abundance of natural light graces the entire interior of this beautiful Home . A well laid out Kitchen with beautiful Backsplash and Granite Counter Tops, Ample cupboard space, Pantry and all appliances including a Gas Stove. An equally convenient and well laid out Breakfast Nook leads out to a good sized Deck perfect for summer BBQ and lounging in your very Private and well maintained Backyard. The upper floor hosts a Huge Primary Bedroom which could very easily fit a king Size bed and more. Walk-in-Closet and a very big and bright 4pc Ensuite featuring big window, soaker Tub and a separate Shower across from each other. There is also another 4pc bath and 2 other good sized bedrooms one of which would also make a perfect Home Office. Stairways and Hallways are wide and well lit



allowing for wonderful connectivity between the floors. Moving down to the lower level is the vast and open bright Family Room for those Big Party Get Togethers ! The 4th Bedroom and a 3 pc bathroom for the teenager in the home or guests. With many upgrades done over the years the most noticeable recent ones being New Roof Shingles in July 2020 and New Washer and Dryer in June 2020. The Lower Level too was fully developed and finished by the Builder Homes by Avi. Do not forget to check out the additional 250 sqft of undeveloped space in the Basement ideal for a great storage room and/or as Cold Room . This very well cared home loaded with extras showing Pride of Ownership, in the Family friendly sought after community of Citadel is only steps away from Citadel Park School, Tennis and Basket Ball courts, Community Centre, Green Space and Walking Paths and a Must See! Public Transportation and shopping. Conveniently located with quick access to Sarcee and Stoney Trail and all major amenities and dining. Check out the virtual tour to get a feel for the home. Here is a Fantastic opportunity to own a lovely home in a very desirable neighbourhood. You do not want to miss this one!! 888 Citadel DR NW!

Built in 1995

Essential Information

MLS® #	A2138094
Price	\$699,900
Sold Price	\$705,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,602
Acres	0.11

Year Built	1995
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	888 Citadel Drive Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4B8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Off Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 14th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	65.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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