

\$550,000 - 110 Citadel Forest Close Nw, Calgary

MLS® #A2159513

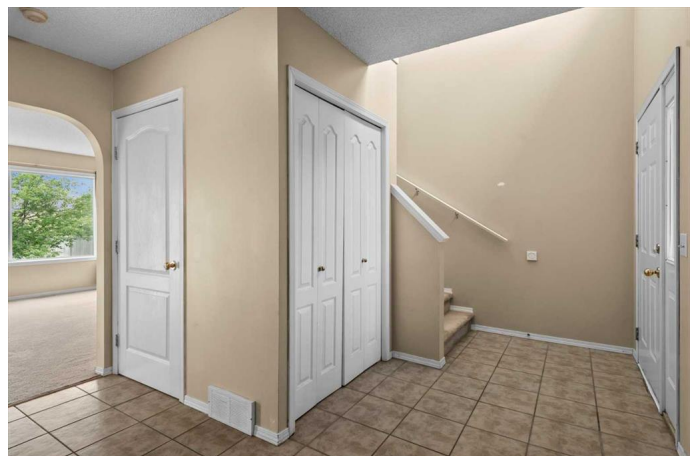
\$550,000

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

Nestled on a charming, established street within the community of Citadel, this residence offers breathtaking mountain views,, and a spacious layout, ready for your personal touch. The open-concept foyer and an arched entryway leads you to a brightly lit living room, inviting warmth and comfort. Adjacent to this space, the kitchen features maple veneer cabinetry, a breakfast bar perfect for your morning coffee, and well-maintained appliances including an electric stovetop for everyday cooking needs. A full pantry enhances functionality and provides ample storage. The central dining nook, is perfectly integrated within the kitchen, and features sliding glass patio doors that effortlessly open to a potential-filled backyard oasis. On the main level, you'll find a convenient two-piece powder room with direct access to the laundry room, which is ready for the addition of a washer and dryer. From this area, you can also easily access the double attached garage. Upstairs, the generously sized primary bedroom boasts large windows and a spacious closet. The primary ensuite is thoughtfully designed with a dedicated makeup area, single vanity, and a shower-tub combination. Two additional bedrooms are located on this level, along with another four-piece bathroom, making it ideal for your children or visiting family members. The partially finished basement offers a fantastic space for a playroom. Complete with PEX plumbing and rough-ins for future development by the new



owners. With its stunning mountain backdrop and convenient access to major roadways such as Country Hills Boulevard, Sarcee Trail, and Stoney Trail, this home is ideally situated. It presents an excellent opportunity for a family seeking a comfortable and welcoming space in a delightful neighborhood or for those looking to invest.

Built in 2001

Essential Information

MLS® #	A2159513
Price	\$550,000
Sold Price	\$601,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	110 Citadel Forest Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 7th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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