

\$750,000 - 110 Citadel Meadow Bay Nw, Calgary

MLS® #A2168562

\$750,000

4 Bedroom, 4.00 Bathroom, 2,015 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

Welcome to this FULLY FINISHED move in ready 4 bed, 3.5 bath home that has been impeccably maintained with so many upgrades! Come on in to this welcoming entrance and take notice of the maple hardwood floors. Main floor and upstairs has all been recently newly painted. The large kitchen has all SS appliances and GRANITE countertops with matching granite in the bathrooms as well. Living room features a gas fireplace for those chilly winters ahead. Enjoy the summer fun in this AIR CONDITIONED home with the beautiful back yard and two level deck with Gas hook up for the BBQ. The lower deck is designed to hold a Hot Tub and has the wiring there if the new owner wants to put one in. This yard also features an Underground SPRINKLER System and new wood fence on both sides in 2021. Both of the (2) Sheds are included. Upstairs you will find a fabulous Bonus Room, a generous sized Master Bedroom with Ensuite and jetted tub, two more good sized bedrooms and another full bathroom upstairs. Downstairs find the 4th bedroom and full bathroom. The family room has an electric fireplace and wet bar, includes the overhead projector - great when entertaining family friends who are over to watch the game! The basement also has a wine cellar that holds 750 bottles. Perfect for the wine maker or wine collector! The double attached garage is INSULATED and HEATED w/ a REZNOR gas heater. This home is hardwired / cellular monitored with alarm



system smart features incl outdoor lights and front door locking (or un-locking). There are Phantom Screen Doors front and back. Outside notice the hail resistant stucco and rock exterior. The Roof was done in 2014 with 50 year shingles. Additional recent improvements include a new 50 gallon Water Tank (2023). This one wont last long at this price. Quick possession available!

Built in 2002

Essential Information

MLS® #	A2168562
Price	\$750,000
Sold Price	\$738,750
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,015
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	110 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Z5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 4th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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