

\$749,900 - 872 Citadel Way Nw, Calgary

MLS® #A2175456

\$749,900

4 Bedroom, 4.00 Bathroom, 1,630 sqft

Residential on 0.10 Acres

Citadel, Calgary, Alberta

***** BACK ON THE MARKET*****

Extensively renovated Built(on framing/foundation)

Nestled in Citadel Nw, this home is ready to redefine luxury living. This meticulously crafted residence boasts a stunning array of features, from its soaring ceilings and gourmet kitchen to a fully finished basement suite (illegal) with its own private entrance. This home is not just a house, it's an experience.

A Culinary Haven & Entertaining Dream

The heart of this home lies in its gourmet kitchen, a culinary masterpiece designed for both aspiring chefs and everyday enjoyment. Imagine preparing gourmet meals with top-of-the-line appliances, ample counter space, and custom cabinetry. The kitchen seamlessly integrates with a custom-designed entertainment fireplace unit, creating the perfect setting for both intimate gatherings and grand celebrations. The expansive ceiling height adds a sense of grandeur and openness to the space, making it truly feel like the heart of the home.

Relaxation & Retreat

Escape to your private retreat with a den situated conveniently on the main level. This versatile space offers the perfect spot for relaxation, a home office, or a quiet reading nook. The home features a total of four bedrooms and four bathrooms, ensuring comfort and privacy for everyone. Each



bedroom is thoughtfully designed with ample space and natural light, creating a tranquil haven for rest and rejuvenation.

Endless Possibilities in the Lower Level

The fully finished basement presents a world of possibilities. Whether you envision a recreation room, a home gym, or a space for guests, this area offers the flexibility to accommodate your lifestyle. A wet bar adds a touch of sophistication and convenience, perfect for hosting gatherings or enjoying a casual drink. The private entrance provides an added layer of convenience and privacy, potentially ideal for a separate living space or home business.

Built from the Ground Up with Quality & Care

This remarkable home is not just about aesthetics; it's built with exceptional craftsmanship and premium materials. From the foundation up, every aspect of this home has been meticulously designed and constructed with the utmost care. The entire home boasts:

All-new Electrical Work: Ensuring modern efficiency and safety.

New Plumbing: Providing a reliable and functional system.

New Insulation: Enhancing energy efficiency and comfort.

New Windows, Appliances, Drywall, Siding, Roofing, Soffit/Facia/Gutters, Doors/Trims, Landscape, Luxury Vinyl Flooring Offering a fresh, modern exterior and interior finish.

This luxurious custom home is more than just bricks and mortar; it's a testament to exceptional design, craftsmanship, and attention to detail. It's a sanctuary designed for modern living, providing both comfort and functionality. If you're seeking a home that seamlessly blends luxury, practicality, and a touch of timeless elegance, this custom-built masterpiece is the perfect place to call home.

Built in 2000

Essential Information

MLS® #	A2175456
Price	\$749,900
Sold Price	\$731,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,630
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	872 Citadel Way Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4W1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Chandelier, Quartz Counters, Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range, Gas Cooktop, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	December 11th, 2024
Days on Market	47
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.