

\$780,000 - 208 Citadel Park Nw, Calgary

MLS® #A2265133

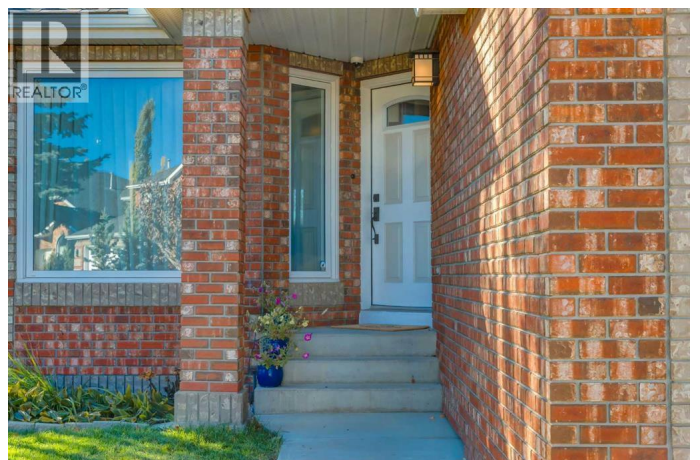
\$780,000

4 Bedroom, 4.00 Bathroom, 1,834 sqft

Single Family on 0.13 Acres

Citadel, Calgary, Alberta

Welcome to this exceptional two storey home, offering over 2,500 square feet of beautifully developed living space in the highly sought after community of Citadel Park Estates; perfectly situated on a gorgeous, meticulously landscaped pie shaped lot! From the moment you step inside, youâ€™re welcomed by natural slate flooring that flows seamlessly from the hallway into the kitchen, adding both warmth and sophistication to the space. The formal dining area is highlighted by stunning vaulted ceilings and elegant architectural details. Adjacent to the dining area, the family room offers a cozy gas fireplace with a mantle. The kitchen itself is a chefâ€™s delight, featuring granite countertops, stainless steel appliances, an abundance of cabinetry, a corner pantry and a spacious island for extra prep space. Just off the kitchen, a patio door opens to a spacious deck featuring a gas line for BBQ, durable DuraDeck flooring and sleek aluminum and glass railings, creating an ideal space for outdoor dining and entertaining. Additional main floor features include a two piece bathroom, a private den/home office and a convenient laundry room. Upstairs, youâ€™ll find a well appointed four piece bathroom and three spacious bedrooms; including a primary suite that boasts a walk in closet and a 4 piece ensuite complete with a jetted tub and separate shower. The primary bedroom also offers breathtaking mountain views, creating a peaceful and private retreat. The fully finished walk out basement features



large windows that flood the space with natural light, a spacious recreational area, a fourth bedroom and a three piece bathroom; ideal for guests, teens, or extended family. Additionally, there is undeveloped space with excellent potential to be transformed into a future office, den, or non-egress bedroom, offering flexible options to suit the buyer’s lifestyle needs. Notable updates include vinyl windows (2011), shingles (2014), a new garage door (2015), lower level plush carpet (2017) and a high-efficiency furnace (2018). The backyard is a serene and peaceful retreat, beautifully landscaped with lush perennials, mature trees, shrubs, an aggregate patio and retaining gardens, creating the perfect outdoor oasis. Ideally located just steps from parks, schools, and playgrounds, and only minutes from shopping, public transit, and major roadways, this home offers both convenience and a true sense of community. With its thoughtful updates, functional layout and exceptional location; this is the perfect place to call home! (id:6289)

Built in 1993

Essential Information

Listing #	A2265133
Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,834
Acres	0.13
Year Built	1993
Type	Single Family
Sub-Type	Freehold

Community Information

Address	208 Citadel Park Nw
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Subdivision	Citadel
City	Calgary
Province	Alberta
Postal Code	T3G3X9

Amenities

Amenities	Playground, Schools, Shopping
Features	Treed, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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