

# \$674,900 - 114 Citadel Forest Close Nw, Calgary

MLS® #A2220759

**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,838 sqft

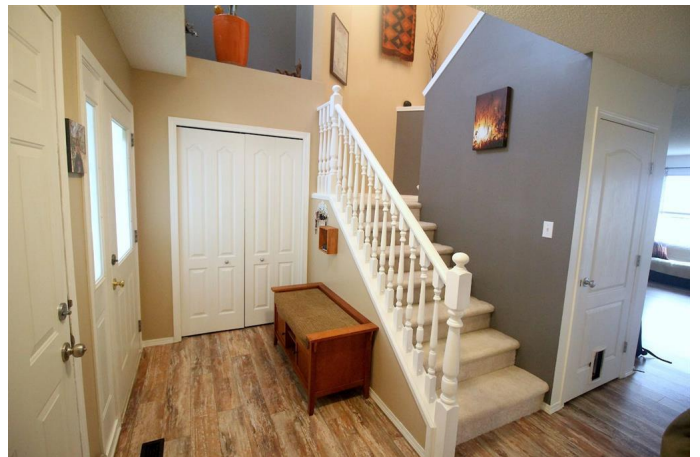
Residential on 0.10 Acres

Citadel, Calgary, Alberta

This well cared for two story in Citadel backs onto a green space and is on a quiet street. Upon entry you are greeted with a spacious foyer overlooked by the two tier stairway. The West sun shines into the kitchen eating area and has sliding door access to a pergola covered deck. the bright kitchen features light coloured wood grain cabinetry, upgraded countertops, black appliances ,island with a raised breakfast bar and corner storage pantry. The spacious Great room has a beautiful stone faced fireplace with a large mantle. The main floor also has a half bathroom and laundry room tucked in behind the curtain. Upstairs, the spacious master bedroom has unobstructed mountain views and a walk-in closet. The ensuite bath features a corner soaker tub and separate shower. The upper level also features two other bedrooms, a 4 piece bathroom and an oversized bonus room. This home is wired for sound in the master bedroom, living room, bonus room and outside. The backyard has a great mountain view from the deck and there is a fire pit in the backyard for those lazy summer nights. Basement is ready for your finishing with roughed-in plumbing and one room studded for future development. At the South end of the block is the Citadel Forest Sports Field.

Built in 2001

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2220759    |
| Price          | \$674,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,838       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 114 Citadel Forest Close Nw |
| Subdivision | Citadel                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | t3g5a5                      |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street |
| # of Garages   | 2                                                                                             |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Laminate Counters, Soaking Tub                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Mantle, Great Room, Stone                                                                           |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

**Exterior**

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                                                                                                            |
| Lot Description   | Cul-De-Sac, Few Trees, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Treed, Backs on to Park/Green Space, Conservation, Environmental Reserve, Greenbelt, Yard Drainage |
| Roof              | Asphalt Shingle                                                                                                                                                                     |
| Construction      | Stone, Vinyl Siding                                                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                                                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.