

\$739,000 - 82 Citadel Vista Close Nw, Calgary

MLS® #A2217052

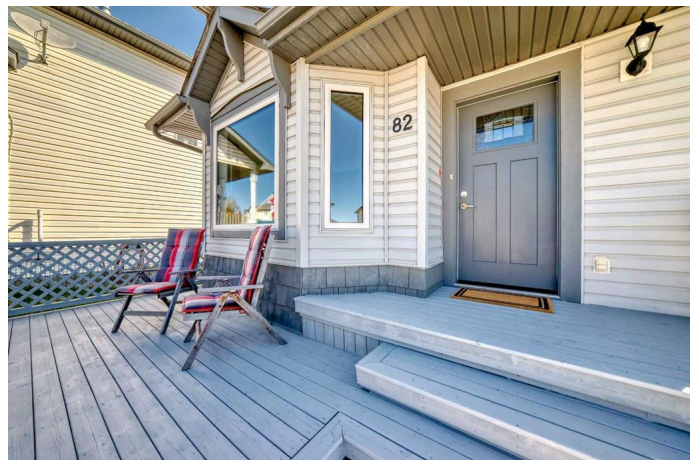
\$739,000

4 Bedroom, 4.00 Bathroom, 1,348 sqft

Residential on 0.08 Acres

Citadel, Calgary, Alberta

One of a kind, custom renovations throughout for this wonderful 3 + 1 bedroom 2 storey walk out home, located on a quiet close. Enter through the new fiberglass door into the great room with feature stone faced gas fireplace, formal dining area and kitchen. A spacious 2 pc powder room is situated next to the basement stairs and is also recently renovated. There is Newer white shaker style cabinetry in the kitchen, brand new 36 in French door refrigerator, gas cooktop with hood fan from ceiling, electric wall oven and built in dishwasher plus ample eat in kitchen area including built in buffet style lower cabinets. New garden door leads to deck with gas line for BBQ and steps down to lower courtyard, sauna and oversized garage. There is also a dog run with door off to the side. The lower level offers a large family room with cork flooring, built in wet bar, kitchenette area, cabinets and counter space, laundry smartly tucked into the under stair room, additional bedroom with egress window and 3 pc bath. A separate entrance from this level takes you to the lower courtyard, electric sauna and garage. The upper level consists of 3 bedrooms, Primary with 3 pc ensuite complete with specialty toilet with heated seat and built in bidet. Second bedroom has built in wall, bed frame and storage unit. This could be removed if not wanted. There are newer Triple Pane windows on all front facing windows and back door side light, heated floors in upper and main floor bathrooms. Plus AC to keep you



comfortable . THE GARAGE.... heated, 10 ft overhead doors on both sides so you can drive through to courtyard, urban rubber floor and 2 x 220 plugs is amazing and perfect for the home workshop, or business. Seller installed a hoist system for his canoes, has built in workbenches and storage, and is tall enough, 16 ft, that a car lift could be installed. There are 3 skylights for natural lighting and plenty of room to fit a large camper van , second car and motor bikes or other toys. Furnace is 2008, hw tank 2017, shingles a few years old and exterior trim repainted, Really nothing left to do but move in. This is a Great location, close to shops, schools, and easy access to Stoney Trail.

Built in 1999

Essential Information

MLS® #	A2217052
Price	\$739,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,348
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	82 Citadel Vista Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 4W7

Amenities

Parking Spaces 2

Parking 220 Volt Wiring, Alley Access, Double Garage Detached, Drive Through, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Workshop in Garage

of Garages 2

Interior

Interior Features No Smoking Home, Sauna, Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features None

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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