



108 Citadel Park Calgary Alberta

\$950,000

OPEN HOUSE: Saturday, October 12th from noon till 3:00 pm Phenomenally located on one of the most sought-after streets in Citadel Park Estates, directly backing onto Citadel Park sits this gorgeously renovated, illegally suited home! A separate walk-up entrance and separate laundry ensures ultimate privacy between the levels making it ideal as a rental opportunity or for extended family members. Taken right down to the studs and entirely rebuilt from top to bottom with high-end upgrades and designer details. Soaring vaulted ceilings with sunny skylights create a bright and airy atmosphere that is flooded with natural light and kept cool by central air conditioning. The inviting living room encourages relaxation with clear sightlines into the dining room, perfect for entertaining. Culinary pursuits are inspired in the stunningly updated kitchen with stone backsplash and countertops, white cabinets, a centre island with casual seating and oversized bayed windows overlooking the newly landscaped yard and beautiful park. Grand vaulted ceilings adorn the primary bedroom, a true owner's retreat thanks to the large walk-in closet and updated ensuite boasting a heated towel rack and an oversized walk-in shower. Both additional bedrooms are spacious with easy access to the 4-piece bathroom. Separate laundry further adds to your convenience. A separate walk-up entrance leads to the finished basement, expertly renovated in the same stylish design as the rest of the home. This level is perfect as more family space but thanks to the addition of a full kitchen and smart floor plan is also ideal as an illegal suite, for extended family members or older children still living at home but needing a little more privacy. A crisp white kitchen, a large living space with a focal fireplace, 2 large and bright bedrooms and a renovated bathroom add to the allure of this amazing level...

Family room 20.25 Ft x 18.58 Ft

Storage 5.75 Ft x 4.83 Ft

Laundry room 12.25 Ft x 7.92 Ft

Bedroom 19.17 Ft x 17.92 Ft

Bedroom 12.50 Ft x 12.50 Ft

4pc Bathroom Measurements not available

Foyer 8.00 Ft x 8.00 Ft

Other 6.92 Ft x 4.92 Ft

Laundry room 2.83 Ft x 2.83 Ft

Kitchen 8.42 Ft x 7.92 Ft

Primary Bedroom 13.50 Ft x 12.92 Ft

Bedroom 12.75 Ft x 9.50 Ft

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Listing Presented By:



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Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

Kitchen	15.25 Ft x 8.33 Ft	Bedroom	10.00 Ft x 9.08 Ft
Living room	14.00 Ft x 12.00 Ft	3pc Bathroom	Measurements not available
Dining room	10.00 Ft x 8.00 Ft	4pc Bathroom	Measurements not available