

# \$699,900 - 188 Citadel Hills Green Nw, Calgary

MLS® #A2221694

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.12 Acres

Citadel, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 17, 11:00 AM to 1:00 PM. This spectacular back to front vaulted walk-up bungalow is a rare find indeed. Beautifully renovated and in move-in condition this outstanding home boasts a bright open plan featuring soaring 12 foot vaulted ceiling, 3 skylights, a front formal living room with bay window, spacious open dining room with ceiling height finished fireplace (currently staged as an extension of the living room), a spectacularly updated kitchen with new cabinetry, under-mount sink, elegant quartz counter tops, full pantry, breakfast bar, upgraded stainless steel appliances and a large family-sized nook area overlooking an elegant, maintenance free elevated deck with glass and aluminium railings. Also features 2 bedrooms up including a spacious primary bedroom with updated 4 pc ensuite bath, walk-in closet, second bedroom serviced by a another fully updated 4 pc bath, main floor laundry, extensive use of ceramic (NOT LVP) flooring on the main, glass railings, rounded corners, newer paint and more. A fully finished walk-up basement to grade offers a separate entrance that accesses a large lower suite (illegal) that features a huge living room, spacious kitchen with separate dining area, a large bedroom and smaller den or home manganement centre plus a separate laundry. Want an extra bedroom in the lower unit? Another large bedroom at the bottom of the stairs forms part of the upper unit affording 3 bedrooms, but can easily can become part of



the lower unit by changing the orientation of the basement door (or its location on the inside wall) and walla... 2 bedrooms and a den down! Walkout basement also features a newly updated lower bath, new LVP flooring, new carpet, large windows and more! This amazing home also boasts central air conditioning, new high efficiency furnace, 2 new hot water tanks, new light fixtures, new casement moldings and baseboards, RV Parking, newer roof and re-finished exterior and is situated in a prime citadel location fronting a park. Close to parks, paths and all amenities this incredible home must be seen to be appreciated. Don't miss viewing today.

Built in 1993

### **Essential Information**

MLS® #	A2221694
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,309
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	188 Citadel Hills Green Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3T5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Corner Lot, Irregular Lot, Landscaped, Level, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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