



GRASSROOTS
REALTY GROUP

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**545 Citadel Way NW
Calgary, Alberta**

MLS # A2217006



\$669,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,629 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Pantry, Stone Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Garage remote

Do not miss out this cozy 2 storey home, freshly painted, new white kitchen quartz counter top, stainless steel appliances, open floor plan, kitchen over looking to the Living room with Gas fire place, and over looking the dining room, nice open view from the back side of the house, step away to the playground from the backyard. Upper level with 3 good size bedrooms, 4-peices En-suite in Primary bedroom, main 4-peices bathroom, Bonus room/Family room. Basement is fully finish, 3 pieces bathroom, extra large Recreation room/Game room. Double front attached garage and back alley for more parking. Walking distance to school, bus stop in front of the house.