



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

131 Citadel Mesa Close NW
Calgary, Alberta

MLS # A2226989



\$629,750

Division:	Citadel		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,467 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Interior Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Awning over the Deck, Garage Door Opener & 2 Remotes, Remote for Awning

HOME SWEET HOME! This IMMACULATE, ONE-OWNER HOME is MOVE-IN READY! The current owners have maintained and updated this home (please see the list of updates in the brochure), so you can enjoy. OPEN PLAN MAIN FLOOR offers a lovely living room, kitchen with loads of cupboards, a centre island, and a pantry. The adjoining dining area is perfect for entertaining. Upstairs, you'll find two good-sized bedrooms and a "cheater" ensuite bath. The THIRD LEVEL has a gas fireplace and opens to a COVERED PATIO offering year-round space to relax and barbecue. A double garage leads to a paved back alley. The FINISHED LOWER LEVEL offers a third bedroom and bath, perfect for a teenager or guests. Quiet location close to a children's park.