



**GRASSROOTS**  
REALTY GROUP

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

**133 Citadel Forest Close NW  
Calgary, Alberta**

**MLS # A2228374**



**\$499,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Unpaved		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

Open House: Sunday, June 8th, 1 PM - 4 PM. This charming, well-maintained bungalow bilevel offers spacious rooms and a prime location with mountain views. Featuring new paint, upgraded countertops, and new flooring, the home boasts over 1400 square feet of living space, ideal for simplified living. Impressive curb appeal welcomes you to a large lot with mountain views and great place to enjoy a morning coffee . Enter into a bright, open vestibule with high ceilings leading to a flowing floor plan. The living room features vaulted ceilings and overlooks the neighborhood's green space and mountain vistas. The adjoining dining room and open concept kitchen offer ample storage and natural light. Great for a lazy breakfast and entertaining. The large primary bedroom includes a spacious walk-in closet with ample room for your furniture. Downstairs area impresses with 9.5-foot ceilings and large windows, along with a sizable bedroom, a second bedroom/den, a flex room, and a full bathroom. Enjoy the peaceful backyard with a new raised deck and plenty of space for a dog or garden, or both. A wonderful opportunity awaits!