



GRASSROOTS
REALTY GROUP

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230 Citadel Way NW
Calgary, Alberta

MLS # A2233025



\$715,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,737 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to this well-maintained 2 storey home in the desirable Citadel community of NW Calgary! This home features a functional and open floor plan perfect for family living. The bright kitchen opens to a spacious dining area and cozy great room with a gas fireplace ideal for entertaining. convenient main floor laundry adds to the practicality. upstairs, you'll find a large bonus room includes a 3-piece ensuite with shower stall and a walk-in closet. two additional generously sized bedrooms and a full bathroom complete the upper level. the fully finished walk-out basement offers excellent flexibility with 2 more bedrooms, a wet bar, full bathroom, and a separate entrance leading to a stone patio great for guests or extended family. enjoy summer BBQs on the upper deck overlooking the landscaped yard. don't miss this opportunity to own a beautiful family home in a sought after location. call today to schedule your private viewing!