



GRASSROOTS
REALTY GROUP

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21 Citadel Crest Circle NW
Calgary, Alberta

MLS # A2234402



\$659,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,237 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Flag Lot, Irregular Lot, Landscaped, Low Maintenance Landscape, Reverse P | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Ceiling Fan(s), Jetted Tub | | |

Inclusions: Desk in basement, Tool Bench in garage

Great 3 bedroom bilevel located on a quiet street in Citadel. This beautiful home on a well treed, fenced and landscaped lot. Nice sized living/dining room combination has a gas fireplace and vaulted ceilings. Good working kitchen with a large eating area and glass door to the deck, with natural gas line and yard. 3 good sized bedrooms with the master having an ensuite bath with jetted tub and separate shower. Main 4 piece bathroom and hall linen closet complete the main floor. The lower level is bright and completely developed with 9 foot ceilings, a den area, games room, family room, gas fireplace, 4 piece bathroom and a large laundry/storage room. Double attached garage with work bench. Nice sized deck and yard for entertaining and the children to play.