



GRASSROOTS
REALTY GROUP

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**80 Citadel Estates Terrace NW
Calgary, Alberta**

MLS # A2241638



\$675,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,975 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Level, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: Pool table & accessories, Shed

Welcome to this spacious family home located on a QUIET CORNER LOT in the desirable community of Citadel. Offering nearly 2,000 sq.ft. of comfortable living space, this 3-bedroom, 2.5-bath home has been FRESHLY PAINTED & is MOVE-IN READY. The bright and spacious main floor is perfect for entertaining, featuring a dedicated dining room, true HARDWOOD and TRAVERTINE TILE floors, and a crisp white kitchen with UPDATED LIGHTING, tile, and appliances (new within the last 5 years). A tucked-away 2-piece powder room and convenient main floor laundry add to the home's practical layout. Upstairs, a bright and airy BONUS ROOM with VAULTED CEILINGS, a cozy GAS FIREPLACE, and even a pool table (included!) offers the perfect space for social gatherings or movie nights. All three bedrooms are generously sized, including a King-sized primary retreat complete with a walk-in closet and 4-piece ENSUITE. Secondary bedrooms also spacious, one with hardwood, would make a great office space. The expansive corner lot offers a large backyard and a sprawling deck, perfect for relaxing or entertaining. Additional highlights include RV PARKING with SIDE GATE ACCESS into the backyard and SHED for extra storage, CENTRAL A/C and corner lot offering not just privacy but no sidewalk = no shovelling! Citadel offers easy access to shopping, a quick escape West to the mountains, a variety of schools nearby and a scenic central park with tree lined pathways, a creative playground, an outdoor hockey rink, tennis and basketball courts, soccer pitches, baseball diamonds and open spaces. Don't miss your chance to settle into this fantastic family home in a sought-after NW Calgary community before school starts!