



GRASSROOTS
REALTY GROUP

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222 Citadel Peak Circle NW
Calgary, Alberta

MLS # A2247529



\$688,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this house that has been newly renovated throughout . This property offers a blend of functionality, comfort, and upgrades , including 3 bedrooms plus a large office, 2.5 bathrooms, and an oversized double attached garage. The dedicated office (or optional guest bedroom) provides the ideal work-from-home space. The oversized family room (mezzanine) features a cozy gas fireplace, creating a warm, inviting space for holidays and family gatherings . NEWLY PAINTED INSIDE & OUT | BRAND NEW CARPET AND VINYL FLOORING THROUGHOUT | UPGRADED LIGHTING | UPGRADED KITCHEN | NEW STAINLESS STEEL APPLIANCES | NEW TOILET AND VANITY | NEW WINDOW COVERINGS. This home is very conveniently located very close to schools, public parks, shopping and city transit.. Located on a quiet street, this home is close to a variety of amenities and just a few minutes' drive to the Beacon Hill Shopping Centre. With its ideal location and spacious layout, this home offers the perfect blend of comfort, convenience, and style. Also no sidewalk so worry free to shovel during the winter time. Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home! Move in ready, very quick possession available.