



GRASSROOTS
REALTY GROUP

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131 Citadel Mesa Close NW
Calgary, Alberta

MLS # A2253901



\$617,780

Division:	Citadel		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,467 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.89 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Reverse Pie Shaped Lot, Street Lighting		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island		

Inclusions: Refrigerator, Central Vacuum System & Attachments, Awning over back Deck, Awning Remote

HOME SWEET HOME! This IMMACULATE, ONE-OWNER HOME is MOVE-IN READY! The current owners have maintained and updated this home (please see the list of updates in the brochure) so you can enjoy. OPEN PLAN MAIN FLOOR offers a lovely living room, a kitchen with loads of cupboards, a centre island, and a pantry. The adjoining dining area is perfect for entertaining. Upstairs you'll find two good sized bedrooms and a "cheater" ensuite bath. The THIRD LEVEL has a gas fireplace and opens to a COVERED PATIO offering year-round space to relax and barbecue. A double garage leads to a paved back alley. The FINISHED LOWER LEVEL offers a third bedroom and bath, perfect for a teenager or guests. Quiet location close to a children's park.