



GRASSROOTS
REALTY GROUP

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188 Citadel Park NW
Calgary, Alberta

MLS # A2265606



\$775,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,365 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Granite Counters, High Ceilings, No Smoking Home, Sump Pump(s)		

Inclusions: 2 sheds, tv & mount in ensuite, basement speakers above gas fireplace, safe in master closet, camera system & DVR that runs system

Stunning original owner walk out bungalow. Loaded with some fantastic, amazing upgrades which include: newer triple pane, low E windows main level, newer front door & over head garage door, newer LVP flooring main, 10" ceilings main, kitchen with refinished cabinets, granite, newer back splash, top of the line stainless steel appliances, newer master ensuite offering heated floors, soaker tub with air jets & self cleaning, duel shower head shower, gas fireplace, dry bar with bar fridge, newer furnace & hot water tank, heated, insulated & drywalled garage with epoxy floors, built in cabinets & shoe rack, generator panel installed next to main panel with the inlet in garage incase power ever goes out, all poly B removed, Pex installed, emergency back up lighting in garage, utility room & stairs, air conditioning, interior/exterior camera system, full length deck with a portion covered, large concrete patio, custom garden boxes, over 2500 sq ft of developed living space, custom brick front exterior & so much more. The bright open main floor features a living & dining room combo, kitchen with island & access to the NW facing deck, 4pc bath & 2 good size bedrooms. The primary bedroom offers a walk through closet & full spa like ensuite. The lower walkout level features a family room with built in cabinets & gas fireplace, games area with dry bar, 3rd bedroom that also has a 3pc ensuite with heated floors, there is also a large laundry room with lots of storage space. Located on a very quiet close to bus, shopping, green spaces, Stoney & Deerfoot & all other amenities. Click on link to view 3D walk through.