



GRASSROOTS
REALTY GROUP

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151 Citadel Park NW
Calgary, Alberta

MLS # A2266956



\$724,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: NONE

AWESOME LOCATION IN THE ESTATE AREA OF CITADEL AND IN THE SOUGHT AFTER COMMUNITY OF CITADEL,BACKING ON TO THE PARK AND GREEN SPACE,IN MINT CONDITION WITH IMPRESSIVE HIGH VAULTED TILES FRONT ENTRY,BRIGHT OPEN CONCEPT AND LOADS OF UPGRADES,MOST OF THE WINDOWS ARE NEW[2024] [EXCEPT THREE] WITH TRIPLE PANE GLASS,NEWER GARAGE DOOR AND EXTERIOR DOORS.RENOVATED KITCHEN ISLAND AND 2 BATHS[2020],NEWER BLIND AND PAINT [2025]AND HARDWOOD FLOORING AND THE LIST GOES ON.CLOSE TO BUS,SCHOOL,SHOPPING AND ALL MAJOR ROUTES.SOME OF THE FEATURES OF THE HOUSE ARE LIVING ROOM +FAMILY ROOM ON THE MAIN LEVEL.FAMILY ROOM WITH GAS FIRE PLACE.KITCHEN WITH NEWER STAINLESS STEEL APPLIANCE,ISLAND AND PANTRY.UPPER LEVEL WITH 4 GOOD SIZE BEDROOMS,MASTER WITH WALK-IN CLOSET AND FULL BATH EN-SUITE. BASEMENT IS UN FINISHED WAITING FOR YOUR IDEAS.VERY EASY TO SHOW,SHOWS EXCELLENT , A MUST TO SEE.