



GRASSROOTS
REALTY GROUP

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148 Citadel Close NW
Calgary, Alberta

MLS # A2272876



\$637,500

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,800 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated home on a quiet, friendly close in HIGHLY desirable Citadel. LOCATION: A 10 min (or less) WALK gets you to transit, Citadel Park Elementary, Citadel Community Association, parks/playgrounds AND ravine trails! A "hidden" tot-lot playground and a book-nook are across the street! Only 5-10 min to Beacon Hill (Costco), Crowfoot Crossing (LRT), Royal Oak (Auto Mall), and Superstore; Not to mention Tom Baines Secondary School, Robert Thirsk High School, Crowfoot Public Library, Rocky Ridge YMCA/skate park/athletic park! In 20 min (or less) you're Downtown, at Market Mall, U of C, Hwy 1 to Banff, or jetting away at the Airport! INSIDE: This sophisticated home offers functional design perfect for a family, large or small, with Great sight lines! Warm, glowing, contemporary decor is featured throughout the 2300 SQFT OF LIVING SPACE! You're immediately impressed by soaring vaulted ceilings and gleaming hardwood floors extending from the entry. The renovated kitchen stands out with granite countertops, matching tile backsplash, eat-in area and top-of-the-line STAINLESS STEEL APPLIANCES! Comfort and gathering are emphasized in the HUGE family room (hard-wired for surround-sound), centered by a beautiful stone fireplace; The smart layout means you can create a room within a room (currently a beverage center)! The main level also features a hidden laundry, office (currently a gym), and large mudroom to bustle in and out of the ATTACHED 2-CAR GARAGE! A main floor powder room is tucked away by the mudroom for privacy/convenience; All bathrooms have low-flush toilets! The 2 spacious secondary bedrooms will neatly sleep Queen beds (one has a HUGE bonus) and share a FUN 4-piece bathroom! Quiet and private, the Primary Suite will sleep a King bed. An

updated and modern 4-piece ensuite (with extra-deep tub) and walk-in closet complete your retreat. The FINISHED basement could be a family hangout or hobby area (currently a library/office). The ADDITIONAL downstairs room could be an art studio, meditation retreat, a FOURTH BEDROOM; Let your imagination be your guide! OUTSIDE: The fully fenced and south-facing backyard teems with sunlight, a perfect space for outdoor enjoyment! Imagine, relaxing on your HUGE deck with family/friends surrounded by mature trees, the BBQ going, tons of grass for kids to play on… or simply a warm beverage as the sun peaks into your private oasis! The backyard hosts a generous 8'x10' shed, established apple tree (delicious!) and lilac bushes for seasonal enjoyment. Hand-crafted rock gardens/flower beds border the grounds (one could be a dog-run for Fido). The grass front/back was prepped for a beautiful bloom in spring! Speaking of out front, the OVERSIZED driveway addition is designed for a (diesel) truck, travel trailer, or simply ease of visitor access! Seller will include the extra fridge/deep freeze, so be ready to stock up for big little appetites or celebrations galore! Cheers to HOME!