



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**33 Citadel Estates Terrace NW  
Calgary, Alberta**

**MLS # A2276123**

**\$715,000**



<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,863 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape, Paved		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** na

Nestled in a quiet street, this charming 2-storey home is RECENTLY UPDATED, 3 + 1 BEDROOMS, 3.5 BATHROOMS, HIGH CATHEDRAL CEILING, SEPARATE SIDE ENTRANCE, ILLEGAL BASEMENT perfect for MOTHER-IN-LAW SUITE . This property boasts extensive improvements throughout. Updated Real Property Report . Perfect for your big family, the main floor offers a spacious formal living room and dining room combo and a massive family room accented by an upgraded fireplace and soaring open ceilings. Recent upgrades include new vinyl plank flooring & kitchen cabinets. Quartz countertops, new pot lights complete the modern kitchen. Upstairs, discover 3 generous bedrooms and an ensuite with jetted tub and a full bath completes the upper floor. The lower level has a separate entrance with updated kitchen, updated windows, an additional bedroom and a full bath with separate laundry . This meticulously updated home is competitively priced and ready for its new owners. Please CALL NOW to view !!!