



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

MLS # A2276123



\$715,000

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|------------------|----------------------------------------------------------|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,863 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Low Maintenance Landscape, Paved | | |

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|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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 !!!