



GRASSROOTS
REALTY GROUP

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

MLS # A2276123

\$715,000



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		

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 !!!