



GRASSROOTS
REALTY GROUP

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

252 Citadel Park NW
Calgary, Alberta

MLS # A2277232



\$699,900

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscaping		

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

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Alarm system, storage shed, safe & brown filing cabinet in basement, storage room shelving & mounted cabinet, garage shelving/pegboards, awnings on balcony & patio, balcony & patio furniture

Tucked away in Citadel Park Estates is where you'll find this lovingly maintained walkout bungalow—a mint condition one-owner home built by Lincolnberg Homes within walking distance to bus stops & linear park. First-time offered in 30 years, this fully finished 4 bedroom home enjoys relaxing central air & hardwood floors, 3 full bathrooms, updated eat-in kitchen with quartz countertops, low-maintenance landscaping & a host of improvements including hot water tank, windows & roof. Complemented by wonderful 10ft ceilings, you will just love the airy & inviting feel of the main floor with its open concept living/dining room & big windows, which flows into the bright kitchen with quartz counters & walk-in pantry, moveable island & upgraded appliances including Miele dishwasher & Samsung stove with convection oven. And check out the screened-in covered balcony—the perfect space to sit back & unwind after a long hard day. Hardwood floors in the 2 main floor bedrooms highlighted by the relaxing primary bedroom with large walk-in closet & ensuite with jetted tub & separate shower. The walkout level is beautifully finished with 2 more bedrooms & a 3rd full bathroom, fantastic rec room with remote-controlled Valor gas fireplace plus loads of extra space for storage complete with built-in shelves. Main floor laundry room with Miele washer & dryer. For your outdoor pleasure, head out into the low-maintenance backyard with its ornamental pond & fountain, winding gardens, flowering trees & shrubs...a green thumb's dream! Additional features & extras include Toto toilets, water distiller & softener, Ecoline windows with removable casements, retractable awnings on both the balcony & patio, new heat exchanger & humidifier in 2025, new hot water tank in 2022, new central air/heat pump in 2025 & upgraded fiberglass mat roof shingles with 35-year

warranty. Citadel Park Estates is an exclusive enclave of family home with classic brick facades, central greenbelt & park with footbridges, & walking trails to Citadel Park School & the 19acre Citadel Park with its playing fields & sports/tennis courts. A truly exceptional home here in this popular Northwest Calgary community, with quick access to Country Hills Blvd to take you to major retail centers (including Edgemont Superstore, Beacon Hill & Crowfoot Centre), LRT, hospitals, University of Calgary & downtown.