



**108 Citadel Estates Manor NW  
Calgary, Alberta**

**MLS # A2296875**



**\$448,500**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Level, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** n/a

Everything you could want in this gorgeous townhouse home: End unit with 3 bedrooms, 2 & 1/2 bathrooms, fully finished basement, parking garage, air conditioning and private backyard! Genuine, rich, full hardwood flooring throughout the main floor with open concept featuring big, super bright, South/West facing windows to bathe the home with natural sunlight. High end kitchen includes the double oven stove, pantry, breakfast bar along with granite countertops and other stainless steel appliances. Spacious living room with cozy gas fireplace adjoined to the formal dining room area. Super private back yard great for BBQ's and catching the south sun rays just though the sliding patio doors off the dining room. Generous front door entry and secluded 2pc bath complete the main level. Large master bedroom upstairs boasts its own 4 pc en-suite bathroom and plenty of closet space. The upper level also hosts another 4 pc main bathroom and 2 bedrooms perfect for the young family. The lower level is smartly developed with a true man cave retreat as well as plenty of flex space for hobbies or fitness. Huge storage area is so convenient and then there's lots of extra room in the clean and tidy laundry room equipped with utility sink. This nice quiet complex is well run and is in beautiful shape with pride of ownership apparent. Close to schools and playgrounds with easy traffic routes just moments away. This is a terrific place to call home; solid, well maintained, stylish and absolutely move in ready. No disappointments!