



**140 Citadel Park NW  
Calgary, Alberta**

**MLS # A2297190**



**\$875,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, No Back Lane, Private, Rect		

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

**Features:** Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Wired for Data, Wired for Sound

**Inclusions:** Security systems, DVR unit, Shed, Garage Storage, TV wall mounts and TV's, Pond and water pump,

What a SPECTACULAR property and AMAZING opportunity here! Very rare 1500 sqft bungalow with 3 bedrooms up plus a den/office. Newer vinyl floors though the main with upgraded appliances, elegant kitchen with gorgeous granite counters and rich cabinetry. Large living area is warmed by the elegant 3-sided fireplace adjacent to the dinning area that offers access to the large vinyl deck where you'll enjoy the west facing exposure with gorgeous sunsets. Primary suite hosts a generous walk-in closet and 4 piece ensuite, the 2 other rooms are both quite big and share another full bath. The lower walk-out level offers 2 more spacious bedrooms, an additional office or flex space and another large living space / recreational space. Windows are 15 years new, Roof in 2008, Furnace in 2022, Water tank is 5 years young, fully wired for sound with an incredible customized & hard wired alarm system. Large garage, insulated, drywalled, painted and fully customized with cabinetry & shelving. Outside is an exposed aggregate walkway from the front to the back with a lower-level patio underneath the deck. Fully zero scaped for no maintenance, beautiful rock arrangements, raised flower beds and a soothing corner water feature. Out front we have a quaint front porch to enjoy the sunrise, a new garage door, zero scape continues with rock gardens and beautiful flower beds. No detail is spared in this incredibly well-maintained home; the pride of ownership is extremely evident with its unique customization and thoughtful finishing. Book a tour today and make it yours!