



**135 Citadel Estates Place NW  
Calgary, Alberta**

**MLS # A2299372**



**\$669,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot, Treed		

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

**Features:** Breakfast Bar, Dry Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Pool Table

Welcome to this beautifully appointed fully developed Walkout Bungalow on a very large fabulous pie lot! Located on a quiet cul-de-sac minutes to transit, schools, & parks. Recent updates include a Furnace in 2022 the roof in 2026 and tankless water heater in 2021. An open floor plan with vaulted ceilings and soaring windows create a very bright inviting living space with the sunny south exposure with living room complete with fireplace. It is open to the dining nook, maple kitchen, walk-in pantry and island with raised breakfast bar. The primary has a good sized walk-in closet, spacious 4 piece ensuite with soaker tub and separate shower. Off the entrance on the main is a den with 12ft ceilings and double doors. The laundry is conveniently located on the main floor and on the lower walk-out level is a 2nd bedroom, full bath, a large games room with pool table included, a bar area, and a rec room with a second fireplace ideal for guests or older children. All Ready for your personal style!