



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

MLS # A2139231



\$685,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: stove, hoodfan ,

Very well kept 3 bedroom 2 story, + 2 more bedroom with side entrance to finished basement , with central A/c. 2 separate laundry rooms . 1786 sqft+ finished basement , total area about 2500 living space. Kitchen features stone back splash., pantry , and large tile flooring. Hardwood flooring in family room , with gas place. French door off dining room to large deck with mountain View. Upstairs there are 3 bedrooms, laundry and a large bonus room with vaulted ceilings. Beautiful basement is fully finished with 2 bedroom , bath and recreation room, with separate entrance , and separate laundry.