



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

MLS # A2140450



\$785,888

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,794 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Central, High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	r1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Dry Bar, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	patio table 2 exterior umbrellas plant starter		

Welcome Home!! This beautifully renovated bilevel with bonus primary bedroom and ensuite must be seen. Fully renovated inside and out. NESTLED ON A HUGE PIE SHAPED LOT. You will be impressed by the excellent curb appeal in the luxury of Citadel Estates. This family home has it all, newer open concept kitchen boasting granite counter tops and stainless steel appliances that opens to a large family room and exits to an outside oasis with its own pond and beautiful landscaping. The primary bedroom is steps away and is lovely with a walk in closet and stunning ensuite. For all the "work from home" folks there is a nice office space. The huge basement has another bedroom 4 pc bathroom and huge open areas for the kids to play. Newer furnace and hot water tank as well as new windows and upgraded attic insulation to R60. Move in ready with peace of mind that this house is the gem you have been looking for.