



**244 Citadel Way NW  
Calgary, Alberta**

**MLS # A2146559**



**\$769,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar

**Inclusions:** A set of Washer and Dryer in Basement, Refrigerator in Basement

Great opportunity to move into this 1,920 square feet home with a fully finished walkout Basement that you can easily convert to a secondary suite (subject to City approval, currently no stove). | Brand new carpet in upper level | Brand new vinyl plank throughout main level | Freshly painted throughout | This open floor plan with a Main Floor Den that is perfect for your home office, a Great Room with a Gas fireplace, opens to the spacious Kitchen with a center island and corner pantry. Eating Nook with patio door to the Deck. Big Bonus Room with 9-foot ceilings, 3 good sized bedrooms including the Master Bedroom with full Bath ensuite, walk-in closet with built-in organizers. The finished walkout Basement has separate entrance that you can easily converted to secondary suite (subject to the City approval) has a large Living room w/ a gas fireplace, a wet bar design with fridge and Granite counters, separate set of washer and dryer. This basement has a 4th bedroom and a full bath. Walkout to your fenced and landscaped South East facing Backyard with wood decking. A few steps to bus stops and playgrounds. Close to the shopping center, Arbour Lake School, St. Ambrose School, Hawkwood School, and William D. Pratt School. Easy access to Stoney Trail. Don't miss this opportunity!