



**62 Citadel Gardens NW
Calgary, Alberta**

MLS # A2157984



\$699,999

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|------------------|------------------------|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,051 sq.ft. | Age: | 1993 (31 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Landscaped, Level | | |

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|--------------------|---|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-C1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island | | |

Inclusions: N/A

Beautiful 2 Storey Family Home with Tons of Upgrades in a quiet neighbourhood! As you step inside, you'll be greeted by gleaming hardwood and tile flooring on the main level, which leads to a beautifully appointed kitchen. The kitchen is a chef's delight, featuring granite countertops, a central island, and dark wood full-height cabinetry. The living room, with its soaring 16'11" ceiling, invites natural light to flood the space, creating a warm and inviting atmosphere. A 3-way gas fireplace adds a cozy touch, perfect for relaxing evenings. Upstairs, the master bedroom is a private retreat with his and her closets. You'll find two additional well-sized bedrooms and a versatile loft, ideal for a home office setup. The fully developed basement offers even more space with a spacious rec room, perfect for a home theatre or gym. The home doesn't stop impressing there! Outside, the sunny south-facing backyard, complete with a new deck and professional landscaping, provides an ideal space for outdoor enjoyment. The location is unbeatable, with easy walking access to Citadel Park School, playgrounds, Superstore, and other amenities. Plus, the home is conveniently close to Country Hills Blvd and Sarcee Trail for easy commuting. Recent upgrades include a new deck, pipes, carpet, fresh paint, a renovated kitchen, new siding and shingles, and a professionally landscaped backyard. This home is truly move-in ready and offers a perfect blend of comfort, style, and convenience. This is a must-see home that promises to provide everything you've been looking for and more.